



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW  
COMMISSION

Agenda

July 9, 2012

City of Whitewater Municipal Building  
312 W. Whitewater St., Whitewater, Wisconsin  
6:00 p.m.

1.	Call to order and Roll Call.
2.	<b><u>Hearing of Citizen Comments</u></b> . No formal Plan Commission Action will be taken during this meeting, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.
3.	Approval of the Plan Commission minutes of: May 14, 2012.
4.	Review proposed refrigerated warehouse addition to the existing building located at 729 E. Executive Drive for Golden State Foods.
5.	Hold a public hearing for consideration of a Conditional Use Permit for a “Class B Beer and Liquor License” for LIPIS, INC. d/b/a Jessica’s Restaurant, Ilmi Shabani, Agent, to serve beer and liquor by the bottle or glass, and to expand the license to the sidewalk café area located south of the building at 140 W. Main St.
6.	Information Items: a. Update on the status of the Zoning Rewrite. b. Possible future agenda items. c. Next regular Plan Commission Meeting – August 13 <sup>th</sup> , 2012
7.	Adjournment.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to c/o Neighborhood Services Manager, 312 W. Whitewater Street, Whitewater, WI, 53190 or [jwegner@whitewater-wi.gov](mailto:jwegner@whitewater-wi.gov).

The City of Whitewater website is: [whitewater-wi.gov](http://whitewater-wi.gov)

CITY OF WHITEWATER  
PLAN AND ARCHITECTURAL REVIEW COMMISSION  
Whitewater Municipal Building Community Room  
May 14, 2012

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL  
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

**Call to order and roll call.**

Chairperson Meyer called the meeting of the Plan and Architectural Review Commission to order at 6:00 p.m.

Present: Greg Meyer, Lynn Binnie, Rod Dalee, Bruce Parker, Daniel Comfort, Jacob Henley

Absent: Karen Coburn

Others: Wallace McDonell (City Attorney), Latisha Birkeland (Neighborhood Services Manager/City Planner).

**Election of Chairperson, Vice-Chairperson, Plan Commission Representative to the Community Development Authority, and Plan Commission Representative to the Urban Forestry Committee.** It was moved by Binnie and seconded by Parker to nominate Greg Meyer for the position of Chairperson of the Plan and Architectural Review Commission. AYES: Meyer, Binnie, Dalee, Parker, Comfort, Henley. NOES: None. ABSENT: Coburn.

It was moved by Meyer and seconded by Dalee to nominate Lynn Binnie for the position of Vice Chairperson of the Plan and Architectural Review Commission. AYES: Meyer, Binnie, Dalee, Parker, Comfort, Henley. NOES: None. ABSENT: Coburn.

It was moved by Dalee and seconded by Binnie to nominate Greg Meyer to be the Plan and Architectural Review Commission representative to the Community Development Authority Board. AYES: Meyer, Binnie, Dalee, Parker, Comfort, Henley. NOES: None. ABSENT: Coburn.

It was moved by Parker and seconded by Binnie to nominate Karen Coburn to be the Plan and Architectural Review Commission representative to the Urban Forestry Commission. AYES: Meyer, Binnie, Dalee, Parker, Comfort, Henley. NOES: None. ABSENT: Coburn.

**Hearing of Citizen Comments.** There were no citizen comments.

**Approval of the Plan Commission Minutes of March 12, 2012.** Moved by Binnie and seconded by Henley to approve the Plan Commission minutes of March 12, 2012. AYES: Meyer, Binnie, Dalee, Parker, Comfort, Henley. NOES: None. ABSENT: Coburn.

**Review extra-territorial one lot survey map for the division of the land with the house and buildings from the agricultural land located on E. Bradley Road for Leota I. Larson.**

Birkeland stated that this petition is for 12209 E Bradley Road in Rock County. The property is barely within the 1.5 mile extra-territorial jurisdictional limit of the city, and is outside the city sewer service district. Rock County has reviewed the CSM and saw no issues with it, but made a couple stipulations. According to extra-territorial jurisdictions, this property fits the density requirements of City code for splitting the land with the buildings from the agricultural parcel.

Birkeland indicated that Realtor John Tincher would answer any questions concerning the CSM and added that the City Engineer, Mark Fisher, had reviewed the document and had no comments. Birkeland recommended approval of the CSM with the stipulation that it meets all conditions set by Rock County for their final approval. It was moved by Parker and seconded by Binnie to approve the extra-territorial one-lot certified survey map for the division of the land with the house and buildings located at 12209 E. Bradley Road from the agricultural land adjacent to the home, on the condition that it meets all conditions set by Rock County. AYES: Meyer, Binnie, Dalee, Parker, Comfort, Henley. NOES: None. ABSENT: Coburn.

**Review certified survey map for the division of a single family lot, located at 511 N. Tratt Street, into two lots for Arthur Stritzel.** Birkeland stated that the property at 511 N Tratt is one lot with a proposal to split the property into two lots. The property is zoned R-2. As proposed, all the setbacks and lot size requirements do meet City code. If a single family home was to be placed on Lot 1 of the property, it would be possible to obtain a building permit as long as the building met all zoning setbacks and building code requirements. However, since the lot is zoned R-2, if the owner desires to build a duplex he will have to come back to the Plan Commission for a conditional use permit. She made a correction to the staff report in the packet, stating that there is a sidewalk on the property. There is water on Tratt Street, but not sewer. What has been proposed is a private sanitary sewer easement that would go to the property line on Lot 1 and go through Lot 2. The recommendation is to require a joint agreement concerning the sanitary sewer line as it crosses Lot 2. Parker asked whether there are any other utility easements in the area of the proposed easement through Lot 2. Birkeland stated that there are none.

Property owner Arthur Stritzel was present to answer questions. Chairman Meyer opened the meeting for public comment. As there were no comments or questions from the public, Chairman Meyer closed the public hearing. Parker asked if the well on the property had been abandoned, and Comfort asked if there were plans for more than a two-family dwelling on Lot 1. Stritzel replied that the well has been filled and capped, and there were no plans for more than a duplex, unless the zoning of the property changed.

It was moved by Binnie and seconded by Comfort to approve the Certified Survey Map for the division of a single family lot, located at 511 N. Tratt Street, into two lots for Arthur Stritzel, subject to all conditions of the city planner. AYES: Meyer, Binnie, Dalee, Parker, Comfort, Henley. NOES: None. ABSENT: Coburn.

**Review certified survey map for the division of a single family lot, located at 434 N. Tratt Street, into two parcels and a lot line adjustment for Lot 2 (410 N. Tratt Street) for John Tincher.** Birkeland stated that the changes will move the property line of Lot 2, and create a new lot, Lot 1, while leaving Lot 3 as it is. The current Lot 2 is identified as 410 N. Tratt Street. The new proposed Lot 1 is identified as 422 N. Tratt Street, with Lot 3 being 434 N. Tratt Street. The creation of Lot 1 will allow a single family home to be moved onto the lot, which is zoned R-3. This proposed use of Lot 1 meets all City code requirements. The City engineer has reviewed this proposal. The City will not, at this time, require an extension of the sidewalk. Birkeland recommended approval of the CSM with stipulations of the City Engineer and that the CSM would be recorded before the issuance of adding the single family home to this lot would be allowed.

Binnie asked if this property is in the sanitary sewer district. Birkeland replied that it is planned to be connected to the existing sanitary sewer.

Applicant John Tincher was present to answer questions. Chairman Meyer opened the meeting for public comment. There were no comments or questions from the public. Chairman Meyer closed the public hearing. Parker asked about the future road right-of-way on Tratt Street. Birkeland replied that in talking with DPW Director Dean Fischer, they had come to the conclusion that there was no need to request more right of way than currently exists on this side. Comfort questioned the apparent small size of the lot. Tincher stated that Lot 1 is of sufficient size for a single family dwelling.

It was moved by Binnie and seconded by Parker to approve the Certified Survey map for division of a single family lot, located at 434 N. Tratt Street, into two parcels with a lot line adjustment for Lot 2 (410 N. Tratt Street) per the recommendations of the City Planner. AYES: Meyer, Binnie, Dalee, Parker, Comfort, Henley. NOES: None. ABSENT: Coburn.

**Public hearing for a conditional use permit for the proposed three parking stalls to be used for used car sales at 707 E. Milwaukee Street for Charles and Jean Mills at Mills Automotive.**

Birkeland introduced the item, opening the public hearing by stating that Mills would like to add used car sales as one more aspect of their business, as stated in their letter. One aspect to be clarified is that this space will be for sale of cars and light trucks. The Plan Commission could recommend that these spaces can be used for cars and light trucks, separate from boats or other vehicles. The property at 707 E. Milwaukee Street is in a B-3 Highway and Light Industrial District. This corner is highly visible and the Comprehensive Plan recommends that the City should make efforts to enhance the visual image of the roadway corridor. The corner is up for construction in 2017, which would slightly widen Milwaukee Street at this property. Business hours of operation would not be changed and items required by the State are included in the proposal. There will be no other changes to the site at this time. Dalee asked how many cars they could sell with their used car license from the State. Birkeland stated that the number would be unlimited, with the restriction that if they would apply for a conditional use permit, the conditions would be determined by the City. Only the area containing the three parking stalls would be used for car sales. Dalee asked why they are being restricted. Birkeland answered that this is the limit of the proposal that was submitted. Parker noted that the Department of Transportation (hereafter "DOT") plan shows that the sidewalk would be very

close to the parked cars. Birkeland indicated that the DOT is not showing any private property purchase to complete the 2017 construction. Parker noted that as long as the front of the parking stalls was even with the building, there should not be a problem but that visibility around the corner may be an issue further down the road. Parker asked what type of curb and gutter were planned for the 2017 construction. Birkeland stated that specifics for the construction were not available at this time. Comfort asked if the applicant would need to come back before the Plan Commission if anything were to change as the result of construction. Birkeland confirmed this. Binnie asked if it made a difference which three stalls on the property would be used for car sales. McDonnell suggested that this would depend on the nature of the conditions that the Commission approves. If the stall location is not designated, the applicant would not need to come back before the Commission after construction takes place.

Applicant Jean Mills was present to answer questions. She stated that per State law, a business that sells over five autos a year is required to have a dealer's license. The business will sell more than that but does not want to become a large dealership. She added that the State changes construction plans frequently and it is not possible to tell what will happen in 2017.

Chairman Meyer opened the meeting for public comment. There were no comments or questions from the public. Chairman Meyer closed the public hearing. He asked for any further questions from the Board.

Moved by Comfort and seconded by Dalee to approve the conditional use permit (CUP) to allow three parking stalls to be used for automobile sales (anywhere on the lot).

Approved subject to the following conditions:

1. The conditional use permit shall run with the applicant and not the land. If the business is sold, the new owner/operator must return to the Plan commission for approval to sell used cars.
2. No more than three automobiles (cars, light trucks or vans) at one time may be for sale. No other motorized vehicles i.e. boats, RV's etc. shall be allowed for sale on site.
3. The applicant shall comply with all State of Wisconsin regulations regarding dealerships and the regulations as indicated on the application for first time dealerships.
4. Staff to work with the applicant for future sign approval.

AYES: Meyer, Binnie, Dalee, Parker, Comfort, Henley. NOES: None. ABSENT: Coburn.

**Public hearing for a consideration of a conditional use permit for the conversion of a duplex into a 3-unit apartment at 510 W. Walworth Ave. for Matt Kuehl and Bob Freiermuth (Land & Water Investments).** Birkeland stated that the application was to create a three unit building from a current two unit building. At a previous time the building did have three units. In 2011 a building permit was requested to change the building so it would have only two units, one upper and one lower. The current request is to add three tenants for a total of 15 in three units, which would require an addition to the building. A variance is needed from the Board of Zoning Appeals to expand a legal non-conforming setback. A recommendation from the Plan Commission concerning the project would be carried forward to the Board of Zoning

Appeals. This property has driveway entrances from both Franklin and Walworth Streets, but carries a Walworth Street address. The front yard setback is a little short at 90 feet for Franklin Street to be the front yard. The side yard parking lot is proposed to be expanded by three stalls for a total of 15. The code requires a minimum of 12 parking spaces. The parking lot is currently fenced and will remain fenced, and the dumpster will be moved to the middle of the north portion of the property. There would be less than three feet from the parking stalls to the lot line. There is a flowering crab tree in the landscaping plan that would have impeded the vision triangle, and as a result, will be planted elsewhere. The driveway will be no more than 24' wide at the curb line. There will be no changes to utilities, and the addition will have State- approved plans. Parker asked how many stalls there are now and Comfort asked if there would be any disabled stalls. Birkeland answered that the State and the building inspector would determine if disabled stalls would be required. There are currently 10 stalls in the parking lot. Comfort questioned the fate of the large trees on the lot. Birkeland answered that diseased and high maintenance trees would be removed and that the property owner has planned for replacement plantings. Henley asked about the screening of the parking lot. The parking lot will go to the property line on the north and fencing has been agreed to around the dumpster and parking. There is no outdoor lighting on the property.

Matt Kuehl and Bob Freiermuth were present to answer questions. Kuehl stated that they want to improve the interior and exterior quality of the building as well as add tenants. The interior items have been addressed and they would like to update the exterior. They feel that the plan they have offered is a huge improvement over the current appearance of the building. Freiermuth stated that he would prefer arborvitae trees to fencing as this would help with snow plowing.

Chairman Meyer opened the meeting to public comments. As there were no comments or questions from the public Chairman Meyer closed the public hearing. In answer to Parker's question, Kuehl indicated that the tree closest to the building is quite large and would probably hang over the addition to the building, creating problems. He stressed that they would save as many trees as they could. Parker stated that the expansion of side yard parking would also need a variance. Birkeland indicated that this could be included in the application to the Board of Zoning Appeals. McDonnell stated that the ordinance allows for less than a 3 foot setback for shared parking areas, for which a zoning permit has been granted. There should be a statement in the permit which reflects this as shared parking with the adjacent lot. If the Plan Commission requested there should be a parking plan filed.

Kuehl stated that ultimately they would like to connect the two lots, although this is not part of the request presented. Freiermuth added that the plantings of arborvitae can be moved in the future if this is required. Parker suggested some shade trees as well as other plantings on the lot. Birkeland stated that city requirements for landscaping have been met.

It was moved by Binnie and seconded by Dalee to approve a conditional use permit for the conversion of a duplex into a 3-unit apartment at 510 W. Walworth Ave. for Matt Kuehl and Bob Freiermuth (Land & Water Investments) contingent on the City Planner's recommendations and contingent on a variance being approved by the Board of Zoning Appeals. AYES: Meyer, Binnie, Dalee, Parker, Comfort, Henley. NOES: None. ABSENT: Coburn.

**Review and make recommendation to the City Council for the discontinuance of Executive Court.** Birkeland stated that Council had requested the recommendation of the Plan Commission on the discontinuance of Executive Court. The properties involved are located at 736 Executive Drive and 840 Executive Drive. Both properties are owned by Trostel. The request is to vacate this right of way so that Trostel may sell the property at 840 Executive and potentially expand their operation at 736 Executive Drive. Currently Executive Court supplies access to both of these properties. There is one water main under the Street. With vacation of the right-of-way, the City is requesting that there be a 20 foot easement above the water main to allow the City to maintain the main. The now private street would be maintained by the owner. Birkeland had no further information from Trostel to present at the meeting although there have been discussions between Trostel and City staff. Council has discussed the matter and there is a three time publication requirement before they can make the final decision. Parker questioned the covenants determining parking distance from the lot line. Birkeland stated that the side property line will be far enough from the parking. In answer to a question by Dalee, she stated that the land to the north is owned by the CDA. Southbound and Eastbound there will be access to this property. The comprehensive plan does not show any road going through the property to the north at this time. Parker stated that there would be access to the CDA property from Prospect Drive.

Chairman Meyer opened the meeting for public comment. There were no comments or questions from the public. Chairman Meyer closed the public hearing. Henley questioned why Trostel was interested in this change. Birkeland stated that Trostel would have control over the road as a private road and the side setbacks would be shorter on the property. Binnie asked if Trostel would need to maintain the road as it exists currently. Birkeland responded that they would have to provide access at a minimum width. She added that Trostel had already consulted with the Fire Department concerning fire hydrants and width of the road.

It was moved by Parker and seconded by Binnie to recommend the discontinuance of Executive Court to the City Council. AYES: Meyer, Binnie, Dalee, Parker, Comfort, Henley. NOES: None. ABSENT: Coburn.

#### **Informational Items:**

##### **Zoning Rewrite.**

Latisha Birkeland explained that the last meeting of the Zoning Rewrite Committee was the previous Wednesday. Zoning and mapping items have been discussed and some text changes have been made. There will next be a joint City Council/Plan and Architectural Committee meeting on June 11 which will allow for public comment.

##### **Future agenda items.**

None.

**Next regular Plan Commission meeting - June 11, 2012.** This will be a joint Plan Commission and City Council meeting to update the Plan Commission and City Council on the status of the Zoning Rewrite and get their direction.

Moved by Comfort and seconded by Binnie to adjourn the meeting. Motion was carried by unanimous voice vote. The meeting adjourned at approximately 7:30 p.m.

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Chairperson Greg Meyer

DRAFT





Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

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To: City of Whitewater Plan and Architectural Review Commission  
From: Latisha Birkeland, Neighborhood Services Manager / City Planner  
Date: July 2nd, 2012  
Re: Review proposed refrigerated warehouse addition to the existing building located at 729 E. Executive Drive for Golden State Foods.

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### **Summary of Request**

**Requested Approvals:** The applicant, Golden State Foods, is proposing a refrigerated warehouse addition to the existing building

**Location:** 729 E. Executive Drive

**Current Land Use:** Distribution and warehouse

**Proposed Use:** Distribution and warehouse

**Current Zoning:** M-1 – Business Park Covenants and restrictions apply

**Proposed Zoning:** (no change proposed)

**Comprehensive Plan's Future Land Use Designation:** Manufacturing or similar use

**Surrounding Zoning and Land Use:**

#### Zoning

North, South and East: M-1 General Manufacturing.

West: R-2 One and Two Family Residence

#### Land Use

General Manufacturing / Industrial

Funeral Home

#### Description of Use

Golden State Foods is proposing an approximately 45,000 square foot addition to the south side of their existing structure, additional parking areas and drives. The proposed improvements will likely be done in phases, starting with the building addition. The second phase will improve the existing parking lot and so on.

The existing building has both warehouse and cold storage space. The addition will allow Golden State Foods to move their cold storage space into the addition, thus expanding their freezer, cooler and cold dock space production. The existing building will be used for warehouse and reconfigured office space.

The proposed warehouse addition will allow Golden State Foods, a national food distributor, to provide a 25+ year service solution to their customers and continued employment of approximately 130 individuals in the Walworth and Jefferson County areas.

## **Building Dimensions and Yard Requirements**

The site is just less than 10 acres in size. This addition will still keep this property in compliance with the maximum lot coverage of 50% and it will maintain all required setbacks of 50 feet from the right-of-way. The maximum height will be 39' and 8".

The addition will use tilt-up concrete panels, painted to match the current building color. The new maintenance and engine room will be located on the west side of the site. The applicant has chosen to enclose both of these, including the condenser platform. This will provide an aesthetically pleasing view from Newcomb Street. One roof top unit will be added to the existing units, but it will be located outside of the line of sight and is not shown on the plans.

The truck wash will remain with no changes. The existing fuel canopy will be removed and a new canopy will be installed the length of the existing truck maintenance facility. It will be constructed of conventional steel framing (bar joist, metal deck, columns) with a white TPO roof membrane. The sides of the bar joists around the perimeter of the canopy will be concealed by a prefinished metal panel system. The employee entrance will be the same construction. The fuel pumps are slated to be removed and replaced by a fueling subcontractor hired by GSF.

## **Parking and Ingress / Egress**

Golden State Foods has proposed to expand parking to include 68 new parking stalls along the west side of the lot, while decreasing the northeast parking lot from 48 stalls to 20 stalls, creating a total of 88 parking stalls. Parking for vehicles must be at least 30 feet from any right-of-way.

The peak shift of approximately 45 employees is during 8 am to 11 am, on the weekdays when shifts overlap. The parking plan exceeds the requirement of the City Code requiring one stall for each two employees per shift. The parking lot was planned to accommodate future growth of the company.

A new driveway is proposed at the southwest corner of the site. This driveway is mainly provided to allow access for the maintenance and engine rooms. The new proposed northeast driveway is for truck egress. The trucks will enter through the existing curb cut and exit through the new northeast entrance, new gates will be provided for each. The applicant may want to consider Exit Only/Enter Only signs to formally direct truck traffic. Stop signs should be installed at all exits.

The fence extension at the southeast corner of the expansion shall be chain link and will match the current height, which is 7'-2". The proposed new decorative fence around the car parking lots will be a black coated aluminum ornamental fence 4'0" tall.

The curb and gutter is not being proposed in some areas of the site. City Engineer has recommended additional curb and gutter on the entrance driveways and parking areas instead of the gravel shoulder to comply with the City's Parking Lot Curbing Guidelines.

## **Sidewalks**

There is a sidewalk along Newcomb Street along the west side of the site. There are no sidewalks on Executive Drive, but it does have on-street bike lanes to provide other methods of transportation into the Business Park. Staff is not recommending adding a sidewalk along Executive Drive.

## **Landscaping**

There is a large berm and mature trees located on the west side of the lot, abutting Newcomb Street. The existing trees range from White Pines and Hawthorns to Ash Trees and Crabapples. With the addition of

the west side parking lot, the berm will be removed and rebuilt. The new berm will have a height of 4' to match the original berm.

The landscaping plan has met the required amount and type of plantings by providing 18 shade trees, 40 shrubs ( 800 points) and 12 evergreen trees ( 480 points). These plantings will be peppered around the new berm and proposed bio-swale retention ponds. The City Forester, Chuck Nass, and the Urban Forestry Commission have reviewed and approved the landscaping plan.

### **Lighting**

The maximum illumination levels shall not exceed 2.5 footcandles within the parking lot and 2.0 footcandles at the property line (Section 19.5.150 E). The proposed pole lights are 26' poles with 3' base above grade. Total mounting height of 29', which is under the maximum height of 35'. The parking lot lighting meets these requirements except at:

- 1) At new dock doors: illumination levels range between 2.1 and 6.2 footcandles.
- 2) Under new fuel canopy: illumination levels range between 5.9 and 28.9 footcandles

Staff does not recommend decreasing these levels because of the nature of these areas and how trucks will need to maneuver in and out and because the footcandle levels at the property line nearest to these areas have less light 'spillover' than other areas of the parking lot.

The applicant has indicated that they will try to match the existing light fixtures. All light fixtures shall be shielded as defined 19.09.623. The placement of the lighting is appropriate for the site.

### **Utilities**

The applicant has submitted a storm water management narrative for this project. Dean Fischer, Public Works Director and Mark Fisher, Strand Associates have reviewed the plans and the narrative. Attached are their comments. The City received revised plans and comments on July 3, 2012 that address many of the concerns from the original comments.

One item to highlight is a new 10-inch water main proposed to be installed across Newcomb Street and into the site to service two new private fire hydrants. Fire Chief, Don Gregoire, has reviewed and approved this plan for hydrants and access to those hydrants. The applicant shall work with Dean Fischer to see if there is an opportunity to install this water main crossing while Newcomb Street is closed later this summer.

### **Signage**

No new signage is proposed at this time.

### **Recommendation on Conditional Use Permit**

Staff review and general approvals have been given from Greg Noll, Building Inspector; Dean Fischer, Public Works Director; Chuck Nass, City Forester and Don Greigoire, Fire Chief. Pending comments received at the public hearing, I recommend the Plan and Architectural Review Commission approve the proposed refrigerated warehouse addition to the existing building located for Golden State Foods subject to the following conditions:

1. The applicant shall make the building and site renovations in accordance with the plans approved by the Plan Commission on 7/9/2012, including any adjustments agreed upon with the Public Works Director and Strand Associates for utilities and storm water.
2. The applicant shall comply with all required building codes. State approved plans must be received prior to the issuance of a building permit.

3. Stop signs should be installed at all exits.
4. Curbing of the entrance driveways and landscape islands as suggested by the City Engineer and City guidelines.
5. All approved landscaping shall be installed no later than six months from date of Certificate of Occupancy.
6. Continue to work with Dean Fischer and Mark Fisher regarding the closing of Newcomb Street for the installation of storm water and utilities. Storm water and utilities are to comply with State and local authorities.

#### **Analysis of Proposed Project**

Standard	Evaluation	Comments
<b>Plan Review Guidelines (see section 19.63.100 of zoning ordinance)</b>		
The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	Yes	Project is consistent with the purpose, character and intent of the M-1 General Manufacturing Zoning District
The proposed development will be consistent with the adopted city master plan;	Yes	Allowing the continuation and expansion of this use is encouraged by the Comprehensive Plan.
The proposed development will be compatible with and preserve the important natural features of the site;	Yes	The site will be improved and the berm will be replaced.
The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	Yes	The proposed addition will not create a nuisance to the neighboring uses, especially since the maintenance and engineering rooms will be enclosed.
The proposed development will not create traffic circulation or parking problems;	Yes	The additional northeast driveway will provide a clear pattern for truck traffic.
The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	Yes	The proposed addition and current structure are comparable to the other structures in the M-1 Zoning District

Standard	Evaluation	Comments
Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	N/A	This is not a national or local landmark.
The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	Yes	Project is consistent with the purpose, character and intent of the M-1 Zoning District and the Business Park Covenants.

## Latisha Birkeland

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**From:** Dean Fischer  
**Sent:** Monday, June 18, 2012 2:06 PM  
**To:** Latisha Birkeland  
**Cc:** 'Fisher, Mark'; Rick Lien; Tim Reel; Dean Fischer  
**Subject:** Golden State Foods comments

Latisha,

Below are the comments from Public Works in regards to water & sanitary. Strand may have additional comments to water & sanitary.

Stormwater comments will be provided by Strand.

**Sanitary:**

- No comments

**Water:**

- City is assuming a live tap will take place for the water; if not, then discussions need to take place with Water Utility for connection
- Newcomb Street is also Hwy 59, so discussion needs to take place in regards to how the excavation will occur along with repair of the street and if the street is planned to be closed. If street is closed a detour route will need to be established. Note: City will be closing Newcomb St (Hwy 59) probably in late July or early August. It would be great if the water main installation at GSF can be coordinated with the City's closure.
- Contractor may encounter rock during excavation for watermain. Possibly may need to insulate over the top of the 10" proposed service lead in the street section only.
- The watermain is all shown as 10 inch along with two fire hydrants and will be considered private. Water Utility would like GSF to sign an agreement for the maintenance of the two hydrants by the Water Utility.

***Dean Fischer***

Public Works Director | City of Whitewater | 312 W. Whitewater St. | Whitewater, WI 53190

☎ (262) 473-0140 | ✉ [dfischer@whitewater-wi.gov](mailto:dfischer@whitewater-wi.gov) | 🌐 <http://www.whitewater-wi.gov>

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## Latisha Birkeland

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**From:** Fisher, Mark [Mark.Fisher@strand.com]  
**Sent:** Friday, June 22, 2012 2:57 PM  
**To:** Latisha Birkeland  
**Cc:** Shubak, Mark; Dean Fischer  
**Subject:** Golden State Foods

Latisha,

This e-mail summarizes our preliminary review comments for the Golden State Foods project. If you have any questions or would like to discuss any of the comments further, please let us know.

Thanks,

Mark Fisher

### Site plans/General:

- The plans are preliminary. Additional details are required. For example, storm sewer elevations and slopes, spot elevations in parking lots, parking lot dimensions (stalls, aisles, radii, etc.) are needed.
- Several discrepancies between sheets were noted. For example, Sheet A2 indicates "existing truck maintenance facility" and Sheet C2 indicates "new truck wash facility to replace existing". Other discrepancies include the parking areas along the west side of the building and west of Pond 3 and the new driveway at the northeast corner of the site.
- A significant amount of existing mature landscaping is being removed along the west side of the building. The proposed landscaping plan should be reviewed to ensure that an appropriate amount of new landscaping is provided.
- Privacy fence is identified on the drawings. Details of the privacy fence should be submitted for review.
- It is not clear if additional site lighting is being proposed. If it is, the appropriate documentation should be submitted for review.
- Sidewalk connections should be provided to the existing Newcomb Street sidewalk and between the parking lots and building entrances. Bike racks should also be considered.
- Traffic circulation in driveway and parking lot areas at the northwest corner of the site may be a problem. Ideally, the driveway would be aligned with the parking lot drive aisle. At a minimum, one parking stall on each side of the driveway off of Newcomb Street should be eliminated.
- The appropriate number handicap parking stalls should be identified on the drawings.
- An interior island should be considered at the south end of the west parking lot.
- Curb and gutter is shown in some areas of the site. We recommend additional curb and gutter on the entrance driveways and parking areas instead of a gravel shoulder.
- A new driveway is proposed at the southwest corner of the site. Additional details are needed. A concrete driveway apron and sidewalk/crosswalk are required. Also, truncated dome detectable warnings should be Neenah-type and shall be positioned correctly. A curb and gutter flow line must be maintained.
- A new driveway is proposed at the northeast corner of the site. A concrete apron is required. A curb and gutter flow line must be maintained.
- Stop signs should be installed at all exits.

### Stormwater/Drainage:

- The applicant has indicated that the City's stormwater management quantity requirements for the development will be provided within two dry detention basins. Based on review of the detention basin sizing calculations provided, the City's stormwater quantity requirements are generally being met. It is suggested the outlet control structures be moved onto the embankment for ease of access and improved aesthetics.
- The applicant has indicated that the City's stormwater quality requirements for the development will be provided with a 500-foot long bio-swale located along the east property line. Based on discussions with WDNR stormwater permit engineer Eric Rortvedt, meeting stormwater quality standards via a bio-swale for an industrial development is not desirable and that a better option would be to convert the design of the two dry detention basins into bio-retention basins (including providing engineered soil and perforated underdrain). The proposed native plantings indicated on the landscaping plan appear to be appropriate for a bio-retention basin. Supporting water quality calculations (WinSLAMM, P8, etc.) will need to be submitted for review.
- As an alternative to on-site stormwater management, the city and applicant may want to consider the possibility of implementing off-site stormwater management facilities. Under this scenario, the city would construct a regional stormwater management facility and the applicant would pay toward a portion of its construction cost.
- The proposed bio-swale indicates an underdrain pipe that is shown to be offset approximately 5- to 10-feet from the flow line of the swale, with bleeder pipes indicated at 100-foot spacing. This perforated underdrain pipe needs to be lowered and relocated under the flowline of the swale to provide it's intended purpose.
- The emergency overflow from Pond No. 1 appears to be set at elevation 819. If the pond were to reach this overflow elevation, it would inundate portions of the adjacent parking lot by as much as 1.3 feet. The applicant should consider lowering the emergency overflow elevation to eliminate this condition.
- We suggest storm sewer inlets and storm sewer pipes be used to convey stormwater in lieu of concrete flumes and swales, particularly in highly visible areas or landscaped areas.
- A construction site erosion control plan will need to be prepared that meets minimum City code and WDNR requirements. The applicant shall submit appropriate forms required to obtain a Stormwater Management and Erosion Control Permit from the City of Whitewater. In addition, a summary of additional impervious areas shall be submitted to update the City's stormwater utility database.
- The slope of the northeast driveway appears to be excessive (i.e. greater than 7%).

#### Proposed paving plan:

- A total thickness of 3-inches of asphalt (including 1-1/4 inches of surface) is proposed in car parking and access areas. Additional thickness should be considered.

#### Utilities Plan:

- The existing sanitary sewer lateral(s) serving the property should be shown on the drawings.
- A new 10-inch water main is proposed to be installed across Newcomb Street and into the site to serve two new private fire hydrants. The location of the connection to the existing water main on Newcomb Street should be moved south to the same location as the new driveway to minimize sidewalk disruption. There may be an opportunity to install this water main crossing while Newcomb Street is closed later this summer. The pavement on Newcomb Street shall be noted as concrete. Pavement restoration limits shall be determined based on existing joint lines.
- Valves and fire hydrants shall be city-standard materials.
- Fire hydrant location and spacing as well as fire department access shall be reviewed for compliance with fire code.



July 2, 2012

Mr. Dean Fischer, Public Works Director  
City of Whitewater  
312 W. Whitewater St.  
Whitewater, WI 53190

RE: Golden State Foods  
City of Whitewater Review Comments  
Project No. 15950

Dear Mr. Fischer,

The comments forwarded to us within an email dated June 22, 2012 have been addressed as follows:

**Site Plan/ General**

1. *The plans are preliminary. Additional details are required. For example, storm sewer elevations and slopes, spot elevations in parking lots, parking lot dimensions (stalls, aisles, radii, etc.) are needed.*

More detail has been provided as suggested.

2. *Several discrepancies between sheets were noted. For example, Sheet A2 indicates "existing truck maintenance facility" and Sheet C2 indicates "new truck wash facility to replace existing". Other discrepancies include the parking areas along the west side of the building and west of Pond 3 and the new driveway at the northeast corner of the site.*

The discrepancies as noted have been eliminated.

3. *A significant amount of existing mature landscaping is being removed along the west side of the building. The proposed landscaping plan should be reviewed to ensure that an appropriate amount of new landscaping is provided.*

A landscape plan has been created that creates ample vegetation and screening and meets the needs of the Owner.

4. *Privacy fence is identified on the drawings. Details of the privacy fence should be submitted for review.*

Details of the privacy fence will be provided by the Owner directly.

5. *It is not clear if additional site lighting is being proposed. If it is, the appropriate documentation should be submitted for review.*

Site lighting details will be provided by others.



ASSOCIATES

ENGINEERS

LANDSCAPE  
ARCHITECTS

SURVEYORS

PLANNERS

**Delafield**

501 Maple Avenue  
Delafield, WI 53018  
262.646.6855  
262.646.6864 Fax



Rochester  
Minneapolis  
Mason City

6. *Sidewalk connections should be provided to the existing Newcomb Street sidewalk and between the parking lots and building entrances. Bike racks should also be considered.*

No sidewalk connections are proposed directly to Newcomb St. The driveway proposed allows access to the site from Newcomb St. and no other connections are desired.

7. *Traffic circulation in driveway and parking lot areas at the northwest corner of the site may be a problem. Ideally, the driveway would be aligned with the parking lot drive aisle. At a minimum, one parking stall on each side of the driveway off of Newcomb Street should be eliminated.*

The geometry of the parking lot has been revised to improve traffic circulation as noted. An angled drive connecting the lots is proposed that allows for better circulation and should address the concerns. The parking stalls were also re-arranged to accommodate change.

8. *The appropriate number handicap parking stalls should be identified on the drawings.*

The same number of handicap stalls has been provided and are shown on the plan.

9. *An interior island should be considered at the south end of the west parking lot.*

The interior island suggested has not been added per Owner request.

10. *Curb and gutter is shown in some areas of the site. We recommend additional curb and gutter on the entrance driveways and parking areas instead of a gravel shoulder.*

The curb & gutter shown on the plan is generally included in areas where a barrier is needed between the edge of pavement and a storm water management facility. This was considered necessary to help prevent vehicles from accidentally entering the facilities, especially due to the elevation differences. We do not feel it is necessary to provide curb & gutter where these conditions are not present. Ample slope is provided to drain these areas.

11. *A new driveway is proposed at the southwest corner of the site. Additional details are needed. A concrete driveway apron and sidewalk/crosswalk are required. Also, truncated dome detectable warnings should be Neenah-type and shall be positioned correctly. A curb and gutter flow line must be maintained.*

Some additional detail has been added, as noted. For the alignment of the truncated dome detectable warning panels, they are shown to align perpendicular to the radii, if you would prefer a different alignment please provide a description or detail and we will amend accordingly.

- 12. A new driveway is proposed at the northeast corner of the site. A concrete apron is required. A curb and gutter flow line must be maintained.*

Notes have been added to provide a concrete apron and flow line maintained for the proposed northeast driveway.

- 13. Stop signs should be installed at all exits.*

Stop signs at the private driveways have not been proposed.

### **Storm Water/ Drainage**

- 1. The applicant has indicated that the City's stormwater management quantity requirements for the development will be provided within two dry detention basins. Based on review of the detention basin sizing calculations provided, the City's stormwater quantity requirements are generally being met. It is suggested the outlet control structures be moved onto the embankment for ease of access and improved aesthetics.*

The outlet structures have been moved to improve aesthetics and access, as suggested.

- 2. The applicant has indicated that the City's stormwater quality requirements for the development will be provided with a 500-foot long bio-swale located along the east property line. Based on discussions with WDNR stormwater permit engineer Eric Rortvedt, meeting stormwater quality standards via a bio-swale for an industrial development is not desirable and that a better option would be to convert the design of the two dry detention basins into bio-retention basins (including providing engineered soil and perforated underdrain). The proposed native plantings indicated on the landscaping plan appear to be appropriate for a bio-retention basin. Supporting water quality calculations (WinSLAMM, P8, etc.) will need to be submitted for review.*

The approach for meeting storm water management requirements has not been changed. The combination of treatment and facilities adequately meet City and State storm water requirements. The supporting WinSLAMM documentation is provided for review.

- 3. As an alternative to on-site stormwater management, the city and applicant may want to consider the possibility of implementing off-site stormwater management facilities. Under this scenario, the city would construct a regional stormwater management facility and the applicant would pay toward a portion of its construction cost.*

The Owner has met storm water requirements on-site and does not intend to pursue off-site management.

4. *The proposed bio-swale indicates an underdrain pipe that is shown to be offset approximately 5- to 10-feet from the flow line of the swale, with bleeder pipes indicated at 100-foot spacing. This perforated underdrain pipe needs to be lowered and relocated under the flowline of the swale to provide its intended purpose.*

The underdrain pipe has been relocated as suggested.

5. *The emergency overflow from Pond No. 1 appears to be set at elevation 819. If the pond were to reach this overflow elevation, it would inundate portions of the adjacent parking lot by as much as 1.3 feet. The applicant should consider lowering the emergency overflow elevation to eliminate this condition.*

The emergency overflow for Pond 1 is set at 818.5. The modeling for the pond shows the 100-year maximum elevation just below 817.7, which is the lowest parking lot/driveway elevation. If the basin does not function properly a small portion of the driveway could potentially have some standing water before overtopping the spillway, but to lower the spillway would require shortening the berm.

6. *We suggest storm sewer inlets and storm sewer pipes be used to convey stormwater in lieu of concrete flumes and swales, particularly in highly visible areas or landscaped areas.*

The primarily overland flow approach taken is preferable. No additional storm sewer or inlets are proposed.

7. *A construction site erosion control plan will need to be prepared that meets minimum City code and WDNR requirements. The applicant shall submit appropriate forms required to obtain a Stormwater Management and Erosion Control Permit from the City of Whitewater. In addition, a summary of additional impervious areas shall be submitted to update the City's stormwater utility database.*

Erosion control measures have been added to the plan. A summary of added impervious has been included.

8. *The slope of the northeast driveway appears to be excessive (i.e. greater than 7%).*

The drive has been lowered to reduce the slope.

Mr. Dean Fischer  
July 2, 2012  
Project No. 15950  
Page 5

### **Proposed Paving Plan**

1. *A total thickness of 3-inches of asphalt (including 1-1/4 inches of surface) is proposed in car parking and access areas. Additional thickness should be considered.*

The pavement thickness is adequate based on the soils engineer's recommendations and has not been revised.

### **Utilities Plan**

1. *The existing sanitary sewer lateral(s) serving the property should be shown on the drawings.*

The two existing laterals have been added off Executive Drive based on the as-built plans.

2. *A new 10-inch water main is proposed to be installed across Newcomb Street and into the site to serve two new private fire hydrants. The location of the connection to the existing water main on Newcomb Street should be moved south to the same location as the new driveway to minimize sidewalk disruption. There may be an opportunity to install this water main crossing while Newcomb Street is closed later this summer. The pavement on Newcomb Street shall be noted as concrete. Pavement restoration limits shall be determined based on existing joint lines.*

The location of the connection has been moved south, as suggested.

3. *Valves and fire hydrants shall be city-standard materials.*

A note has been added.

4. *Fire hydrant location and spacing as well as fire department access shall be reviewed for compliance with fire code.*

Please provide us with any Fire Department comments if applicable.

If you have any additional comments please feel free to contact me to discuss.

Sincerely,

**YAGGY COBLY ASSOCIATES, INC.**



Brian Pehl, P.E.

BP/kw

Cc: Mr. Brandon Lemmons, ARCO, (email)



Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
and Building Inspections*

www.whitewater-wi.gov  
Telephone: (262) 473-0540

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NOTICE OF REVIEW

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 9th day of July, 2012 at 6:00 p.m. to review a proposed refrigerated warehouse addition to the existing building located at 729 E. Executive Drive for Golden State Foods.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

  
\_\_\_\_\_  
Latisha Birkeland, Neighborhood Services Manager/City Planner

Golden State Foods  
729 E. Executive Drive  
Whitewater, WI 53190

ARCO National Construction Company, Inc.  
900 N. Rock Hill Road  
St. Louis, MO 63119

Brandon Lemmons  
ARCO National Construction Company, Inc.  
8150 Corporate Park Dr., Suite 200  
Cincinnati, OH 45242

RONALD E ANDERSON  
SUSAN M ANDERSON  
211 COLLINS RD  
JEFFERSON WI, 53549

ALBERT TROSTEL PACKINGS LTD  
901 MAXWELL ST  
LAKE GENEVA WI, 53147

GOLDEN STATE FOODS MIDWEST LLC  
18301 VON KARMAN AVE  
SUITE 1100  
IRVINE CA, 92612

BOH, LLP  
% HERMAN HEKERT  
8076 E VIA DEL ARBOR  
SCOTTSDALE AZ, 85258

ENGINEERED PLASTICS CO LLC  
1000 ALLANSON  
MUNDELEIN IL, 60060

~~ALBERT TROSTEL PACKINGS, LTD  
901 MAXWELL  
LAKE GENEVA WI, 53147~~

ENGINEERED PLASTICS CO LLC  
1000 ALLISON RD  
MUNDELEIN IL, 60060

MACLEAN INDUSTRIAL, LLC  
1000 ALLANSON RD  
MUNDELEIN IL, 60060

JD GLAMER LLC  
2411 N HILLCREST PKWY STE 6  
ALTOONA WI, 54720

DR PLASTICS INC  
1501 E WISCONSIN ST  
DELAVER WI, 53115

KLIGORA TRUST  
N 101 STATE RD 59  
WHITEWATER WI, 53190

KEITH R STAEBLER  
TAMMY WENTZELL  
419 E CLAY ST  
WHITEWATER WI, 53190-0500

WILLIAM J ADKINS  
SAMUEL E ADKINS  
402 N. NEWCOMB ST  
WHITEWATER WI, 53190

TANIS PROPERTIES LLC  
209 S DANN ST  
WHITEWATER WI, 53190

AKKOL LLC  
N2829 RETZLAFF RD  
FORT ATKINSON WI, 53538

~~AKKOL LLC  
N2829 RETZLAFF RD  
FORT ATKINSON WI, 53538~~

~~KLIGORA TRUST  
N 101 STATE RD 59  
WHITEWATER WI, 53190~~



**NOTICE:** The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER  
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 6-12-12.
2. Agenda Published in Official Newspaper on 7-5-12.
3. Notices of the public review mailed to property owners on 6-27-12.
4. Plan Commission holds the public review on 7-9-12.  
They will hear comments of the Petitioner and comments of property owners.  
Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

City of Whitewater  
Application for Plan Review

**IDENTIFICATION AND INFORMATION ON APPLICANT(S):**

Applicant's Name: ARCO National Construction Company, Inc.

Applicant's Address: 800 N. Rock Hill Rd.

St. Louis, MO 63119

Phone # 314-853-0715

Owner of Site, according to current property tax records (as of the date of the application):

Golden State Foods

Street address of property: 729 Executive Drive.

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):

Lot 1 of Certified Survey Map No. 1981 recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on December 17, 1990 in Volume 9 of Certified Surveys on pages 259 and 260 as Document No. 204650.

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: Brandon Lemmons

Name of Firm: ARCO National Construction Company, Inc.

Office Address: 8150 Corporate Park Dr., Suite 200, Cincinnati, OH 45242

Phone: 513-272-2333

Name of Contractor:

Has either the applicant or the owner had any variances issued to them, on any property? ☐ YES ☒ NO

If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

**EXISTING AND PROPOSED USES:**

**Current Land Use:**

Principal Use: Future warehouse and.

Accessory or Secondary Uses:

**Proposed Use**

New Warehouse

No. of occupants proposed to be accommodated: Seventy Five (75)

No. of employees: One Hundred Thirty Five (135)

Zoning District in which property is located: Whitewater Business Park Subdivision

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: 19.35.020

### PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

### PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

### STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	That is correct.
B. The proposed development will be consistent with the adopted city master plan;	That is correct.
C. The proposed development will be compatible with and preserve the important natural features of the site;	That is correct.
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	That is correct.

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	That is correct.
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	That is correct.
G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	Not applicable.
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	That is correct.

## CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

"Plan Review" may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.

  
Applicant's Signature

6-1-12  
Date

### APPLICATION FEES:

*Fee for Plan Review Application: \$100*

Date Application Fee Received by City 6-12-12 Receipt No. 6.009915

Received by J. Wegner

### TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 6-27-12

Date set for public review before Plan & Architectural Review Board: 7-9-12

### ACTION TAKEN:

Plan Review: \_\_\_\_\_ Granted \_\_\_\_\_ Not Granted by Plan & Architectural Review Commission.

### CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

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\_\_\_\_\_  
Signature of Plan Commission Chairman

\_\_\_\_\_  
Date

**A Guide for Applicants**

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

**Meet with Neighborhoods Services Department before submitting an application**

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

**Submit a complete and thorough application**

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

**For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans**

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

**For simpler projects, submit thorough, legible, and accurate plans**

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.



## **Tips for Minimizing Your Development Review Costs:**

### **A Guide for Applicants**

4. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
5. Indicate what the property and improvements look like today versus what is being proposed for the future.
6. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
7. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

### **Submit your application well in advance of the Plan and Architectural Review Commission meeting**

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

### **For more complex projects, submit your project for conceptual review**

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and/or Planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.



## **Tips for Minimizing Your Development Review Costs:**

### **A Guide for Applicants**

#### **Hold a neighborhood meeting for larger and potentially more controversial Projects**

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City

Neighborhood Services Director of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

#### **Typical City Planning Consultant Development Review Costs**

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.



Type of Development Review Being Requested	Planning Consultant Review Cost Range
<b>Minor Site/Building Plan</b> (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
<b>Major Site/Building Plan</b> (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
<b>Conditional Use Permit with no Site Plan Review</b> (e.g., home occupation, sale of liquor request, substitution of use in existing building)	\$up to \$600
<b>Rezoning</b>	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
<b>Land Division</b>	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
<b>Annexation</b>	\$200 to \$400
<p>Note on Potential Additional Review Costs: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.</p>	



## Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid,

may then be imposed by the City as a special charge on the affected property.

### Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

#### Applicant's Information:

Name of Applicant: ARCO National Construction Company, Inc.  
Applicant's Mailing Address: 8150 Corporate Park Dr., Suite 200  
Cincinnati, OH 45242  
Applicant's Phone Number: 513-272-2333  
Applicant's Email Address: blemmons@arco1.com

#### Project Information:

Name/Description of Development: Golden State Foods /  
Warehouse Addition & Office Renovation  
Address of Development Site: 729 Executive Drive  
Tax Key Number(s) of Site: 199100001

#### Property Owner Information (if different from applicant):

Name of Property Owner: Golden State Foods  
Property Owner's Mailing Address: 729 Executive Drive  
Whitewater, WI 53190



**Tips for Minimizing Your  
Development Review Costs:**

**A Guide for Applicants**

**Section B: Applicant/Property Owner Cost Obligations**

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ 100.00
- B. Expected Planning Consultant Review Cost .....\$ Up to 600.00
- C. Total Cost Expected of Applicant (A+B) .....\$ 700.00
- D. ~~25% of Total Cost~~ Due at Time of Application.....\$ 100.00
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? ☒ Yes ☐ No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

**Section C: Agreement Execution**

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

*Brandon J. Lemmons*  
Signature of Applicant/Petitioner

Brandon J. Lemmons  
Printed Name of Applicant/Petitioner

6/5/12  
Date of Signature

*Wayne Luter* - GSF/GM  
Signature of Property Owner (if different)

Wayne Luter - GSF/GM  
Printed Name of Property Owner (if different)

6/5/12  
Date of Signature

GSF Impervious Areas	20120702
New Impervious	30952 west
	225 sidewalk
	4233 east drive
	17 west parking
	96 west parking
	35523 total
New Buidling Area	45827 total
Removed Impervious	217 west island
	125 west island
	314 west island
	116 west parking
	945 west parking
	7935 east parking
	9652 total

## **STORM WATER MANAGEMENT NARRATIVE**

Golden State Foods  
City of Whitewater, Wisconsin

Dated:

June 8, 2012

Prepared By:

Yaggy Colby Associates  
501 Maple Avenue  
Delafield, WI 53018  
(262) 646-6855  
Project No. 15950

## **STORM WATER MANAGEMENT NARRATIVE**

### **SUMMARY:**

Golden State Foods is an existing food products supplier and distribution facility located on about a 10-acre lot at 729 Executive Drive, Whitewater, Walworth County, Wisconsin. The preliminary development plan proposes approximately a 45,000-square foot building addition to the south side of the existing structure, along with additional parking areas and drives. The proposed improvements will most likely be done in phases. The first phase will be the building addition and associated additional parking and drives. (See attached maps.) The second phase will improve the existing parking lot.

The storm water analysis examines existing conditions versus proposed conditions and how the proposed development will affect existing drainage conditions. The City of Whitewater's Storm Water Ordinance requires maintaining or reducing the peak runoff discharge rates to the maximum extent practicable as compared to predevelopment conditions for the 2-year through 100-year design storm. The City of Whitewater also has a water quality ordinance of reducing the total suspended solids (TSS) to the maximum extent practicable.

With the addition of the two storm water detention basins after completion of both phases, storm water discharge to Newcomb Street and Executive Drive will be reduced from the existing conditions for the 1-, 2-, 10-, and 100-year storms. (See flows summarized below and the attached hydraflow calculations).

In addition, a 3.7-acre area of mostly parking lot that is currently piped directly into the adjacent spring-fed pond to the east will be redirected towards a proposed dry retention pond and treated prior to discharge from the site. Reconstruction of the existing parking lot in the final build-out will also allow for improved drainage conditions. The existing parking lot has inadequate slopes in some areas and an undersized storm sewer system in the southeast parking area, which creates water ponding issues during storm events and icing issues in the winter months. In order to resolve these issues, existing curb would be removed along the eastern boundary line, re-grade the parking lot, and create a bio-retention swale to direct the runoff towards the proposed basin.

Prior to major parking lot reconstruction, Golden State Foods may, as an initial phase, construct their building addition. This would include a small area of adjacent parking lot to accommodate the proposed loading docks and the western dry retention pond No. 1.

### **PEAK FLOW COMPARISON:**

#### **Existing versus Final Build-Out**

<u>Watershed</u>	<u>1-yr. (cfs)</u>		<u>2 year (cfs)</u>		<u>10-year (cfs)</u>		<u>Storm Event</u> <u>100-year (cfs)</u>	
	<u>Ex.</u>	<u>Prop.</u>	<u>Ex.</u>	<u>Prop.</u>	<u>Ex.</u>	<u>Prop.</u>	<u>Ex.</u>	<u>Prop.</u>
Flow to Executive Dr.	9.25	7.52	11.94	9.19	21.24	15.95	33.22	24.89
Flow to the east (Phase 2)	7.54	0.00	9.62	0.00	16.53	0.00	25.07	0.00

### **WATER QUALITY:**

A long (approx. 500 feet), flat (0.5%) bio-filtration swale is proposed along the entire east perimeter of the site. This swale will convey and treat a significant portion of the site's runoff. The swale will be planted with plugs to enhance the infiltration and increase pollutant removal.

### **INFILTRATION:**

Due to the close proximity of bedrock from existing grade, this site is not suitable for infiltration.

### **CONCLUSION:**

The proposed Golden State Foods site improvements will provide improved site drainage conditions, reduce offsite flows, and improve storm water quality. Please see the attached hydrographs and drainage maps for more detailed information. Additional supporting documents will be provided with the final site design, engineering, and storm water analysis.

# Hydrograph Return Period Recap

Hydraflow Hydrographs by Intelisolve v9.1

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-----	2.547	3.630	-----	-----	7.605	-----	-----	13.03	EX. AREA 1
2	SCS Runoff	-----	4.843	5.794	-----	-----	8.854	-----	-----	12.58	EX. AREA 2
3	SCS Runoff	-----	7.544	9.623	-----	-----	16.53	-----	-----	25.07	EX. AREA 3 - TO THE EAST
4	SCS Runoff	-----	1.927	2.566	-----	-----	4.781	-----	-----	7.609	EX. AREA 4
6	Combine	1, 2, 4,	9.250	11.94	-----	-----	21.24	-----	-----	33.22	EX. FLOW TO EXECUTIVE DRIVE
8	SCS Runoff	-----	3.894	5.084	-----	-----	9.122	-----	-----	14.20	PROP. AREA 1
9	Reservoir	8	0.414	0.480	-----	-----	1.478	-----	-----	4.480	POND AREA 1
10	SCS Runoff	-----	4.668	5.627	-----	-----	8.712	-----	-----	12.46	PROP. AREA 2
11	SCS Runoff	-----	8.021	9.914	-----	-----	16.06	-----	-----	23.56	PROP. AREA 3
12	Reservoir	11	1.368	2.213	-----	-----	4.342	-----	-----	5.541	POND AREA 3
13	SCS Runoff	-----	1.758	2.319	-----	-----	4.238	-----	-----	6.670	PROP. AREA 4
14	Combine	9, 10, 12,	137.517	9.190	-----	-----	15.95	-----	-----	24.89	PROP. FLOW TO EXECUTIVE DRI
<div> <div>Proj. file: 15950_HYDRAFLOW 06-08-2012.gpw</div> <div>Friday, Jun 8, 2012</div> </div>											



# Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.1

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	2.547	2	722	6,932	---	---	---	EX. AREA 1
2	SCS Runoff	4.843	2	720	13,271	---	---	---	EX. AREA 2
3	SCS Runoff	7.544	2	716	15,261	---	---	---	EX. AREA 3 - TO THE EAST
4	SCS Runoff	1.927	2	722	5,047	---	---	---	EX. AREA 4
6	Combine	9.250	2	720	25,251	1, 2, 4,	---	---	EX. FLOW TO EXECUTIVE DRIVE
8	SCS Runoff	3.894	2	720	10,128	---	---	---	PROP. AREA 1
9	Reservoir	0.414	2	756	10,113	8	816.28	4,608	POND AREA 1
10	SCS Runoff	4.668	2	720	12,591	---	---	---	PROP. AREA 2
11	SCS Runoff	8.021	2	722	22,697	---	---	---	PROP. AREA 3
12	Reservoir	1.368	2	742	22,676	11	815.79	10,520	POND AREA 3
13	SCS Runoff	1.758	2	720	4,568	---	---	---	PROP. AREA 4
14	Combine	7.517	2	720	49,968	9, 10, 12, 13	---	---	PROP. FLOW TO EXECUTIVE DRI
15950_HYDRAFLOW 06-08-2012.gpw					Return Period: 1 Year			Friday, Jun 8, 2012	

# Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.1

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	3.630	2	722	9,648	---	---	---	EX. AREA 1
2	SCS Runoff	5.794	2	720	16,055	---	---	---	EX. AREA 2
3	SCS Runoff	9.623	2	716	19,569	---	---	---	EX. AREA 3 - TO THE EAST
4	SCS Runoff	2.566	2	720	6,673	---	---	---	EX. AREA 4
6	Combine	11.94	2	720	32,375	1, 2, 4,	---	---	EX. FLOW TO EXECUTIVE DRIVE
8	SCS Runoff	5.084	2	720	13,183	---	---	---	PROP. AREA 1
9	Reservoir	0.480	2	760	13,169	8	816.55	6,292	POND AREA 1
10	SCS Runoff	5.627	2	720	15,343	---	---	---	PROP. AREA 2
11	SCS Runoff	9.914	2	722	28,267	---	---	---	PROP. AREA 3
12	Reservoir	2.213	2	738	28,246	11	816.06	12,729	POND AREA 3
13	SCS Runoff	2.319	2	720	6,018	---	---	---	PROP. AREA 4
14	Combine	9.190	2	720	62,776	9, 10, 12, 13	---	---	PROP. FLOW TO EXECUTIVE DRI
15950_HYDRAFLOW 06-08-2012.gpw					Return Period: 2 Year			Friday, Jun 8, 2012	

# Hydrograph Summary Report

Hydraflow Hydrographs by Intelisolve v9.1

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	7.605	2	720	19,778	---	----	----	EX. AREA 1
2	SCS Runoff	8.854	2	720	25,179	---	----	----	EX. AREA 2
3	SCS Runoff	16.53	2	716	34,361	---	----	----	EX. AREA 3 - TO THE EAST
4	SCS Runoff	4.781	2	720	12,426	---	----	----	EX. AREA 4
6	Combine	21.24	2	720	57,383	1, 2, 4,	----	----	EX. FLOW TO EXECUTIVE DRIVE
8	SCS Runoff	9.122	2	720	23,830	---	----	----	PROP. AREA 1
9	Reservoir	1.478	2	738	23,816	8	817.18	10,918	POND AREA 1
10	SCS Runoff	8.712	2	720	24,404	---	----	----	PROP. AREA 2
11	SCS Runoff	16.06	2	722	46,894	---	----	----	PROP. AREA 3
12	Reservoir	4.342	2	736	46,873	11	816.73	20,045	POND AREA 3
13	SCS Runoff	4.238	2	720	11,041	---	----	----	PROP. AREA 4
14	Combine	15.95	2	722	106,133	9, 10, 12, 13	----	----	PROP. FLOW TO EXECUTIVE DRI
15950_HYDRAFLOW 06-08-2012.gpw					Return Period: 10 Year			Friday, Jun 8, 2012	

# Hydrograph Summary Report

Hydraflow Hydrographs by Intellisolve v9.1

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	13.03	2	720	33,834	---	---	---	EX. AREA 1
2	SCS Runoff	12.58	2	720	36,482	---	---	---	EX. AREA 2
3	SCS Runoff	25.07	2	716	53,408	---	---	---	EX. AREA 3 - TO THE EAST
4	SCS Runoff	7.609	2	720	20,039	---	---	---	EX. AREA 4
6	Combine	33.22	2	720	90,355	1, 2, 4,	---	---	EX. FLOW TO EXECUTIVE DRIVE
8	SCS Runoff	14.20	2	720	37,719	---	---	---	PROP. AREA 1
9	Reservoir	4.480	2	732	37,705	8	817.71	16,434	POND AREA 1
10	SCS Runoff	12.46	2	720	36,665	---	---	---	PROP. AREA 2
11	SCS Runoff	23.56	2	722	70,345	---	---	---	PROP. AREA 3
12	Reservoir	5.541	2	738	70,324	11	817.46	29,895	POND AREA 3
13	SCS Runoff	6.670	2	720	17,638	---	---	---	PROP. AREA 4
14	Combine	24.89	2	722	161,333	9, 10, 12, 13	---	---	PROP. FLOW TO EXECUTIVE DRI
15950_HYDRAFLOW 06-08-2012.gpw					Return Period: 100 Year			Friday, Jun 8, 2012	

# Pond Report

Hydraflow Hydrographs by Intelisolve v9.1

Friday, Jun 8, 2012

## Pond No. 1 - POND - AREA 1

### Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 815.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	815.00	1,730	0	0
1.00	816.00	4,085	2,824	2,824
2.00	817.00	8,750	6,271	9,095
3.00	818.00	12,100	10,379	19,474
3.50	818.50	13,100	6,298	25,771
4.00	819.00	14,500	6,896	32,668

### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	4.00	8.00	0.00
Span (in)	= 12.00	4.00	8.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 815.00	815.00	818.50	0.00
Length (ft)	= 36.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 9.42	40.00	0.00	0.00
Crest El. (ft)	= 817.50	818.50	0.00	0.00
Weir Coeff.	= 3.33	2.60	3.33	3.33
Weir Type	= Riser	Broad	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	815.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.00
1.00	2,824	816.00	0.35 ic	0.35 ic	0.00	---	0.00	0.00	---	---	---	---	0.35
2.00	9,095	817.00	1.18 oc	0.49 ic	0.68 ic	---	0.00	0.00	---	---	---	---	1.17
3.00	19,474	818.00	5.69 oc	0.09 ic	0.37 ic	---	5.23 s	0.00	---	---	---	---	5.69
3.50	25,771	818.50	6.37 oc	0.04 ic	0.17 ic	---	6.14 s	0.00	---	---	---	---	6.34
4.00	32,668	819.00	6.94 oc	0.03 ic	0.10 ic	---	6.75 s	36.77	---	---	---	---	43.65

# Pond Report

Hydraflow Hydrographs by Intelisolve v9.1

Friday, Jun 8, 2012

## Pond No. 2 - POND 3 - AREA 3

### Pond Data

Contours - User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 814.00 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	814.00	4,200	0	0
1.00	815.00	5,700	4,930	4,930
2.00	816.00	8,620	7,109	12,040
3.00	817.00	13,525	10,980	23,019
3.50	817.50	16,160	7,411	30,430

### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	6.00	12.00	0.00
Span (in)	= 12.00	6.00	12.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 814.00	814.00	815.50	0.00
Length (ft)	= 92.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 9.42	20.00	0.00	0.00
Crest El. (ft)	= 816.65	817.50	0.00	0.00
Weir Coeff.	= 3.33	2.60	3.33	3.33
Weir Type	= Riser	Broad	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (c) and submergence (s).

### Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	814.00	0.00	0.00	0.00	---	0.00	0.00	---	---	---	---	0.00
1.00	4,930	815.00	0.72 ic	0.72 ic	0.00	---	0.00	0.00	---	---	---	---	0.72
2.00	12,040	816.00	2.00 ic	1.04 ic	0.95 ic	---	0.00	0.00	---	---	---	---	1.99
3.00	23,019	817.00	5.11 oc	0.24 ic	0.96 ic	---	3.90 s	0.00	---	---	---	---	5.10
3.50	30,430	817.50	5.58 oc	0.09 ic	0.37 ic	---	5.10 s	0.00	---	---	---	---	5.56

# Bio-swale capacity for 100-year storm event

## Worksheet for Trapezoidal Channel

Project Description	
Worksheet	Trapezoidal Channel
Flow Element	Trapezoidal Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coeff	0.035
Slope	005000 ft/ft
Left Side Slope	4.00 H : V
Right Side Slope	4.00 H : V
Bottom Width	4.00 ft
Discharge	23.40 cfs

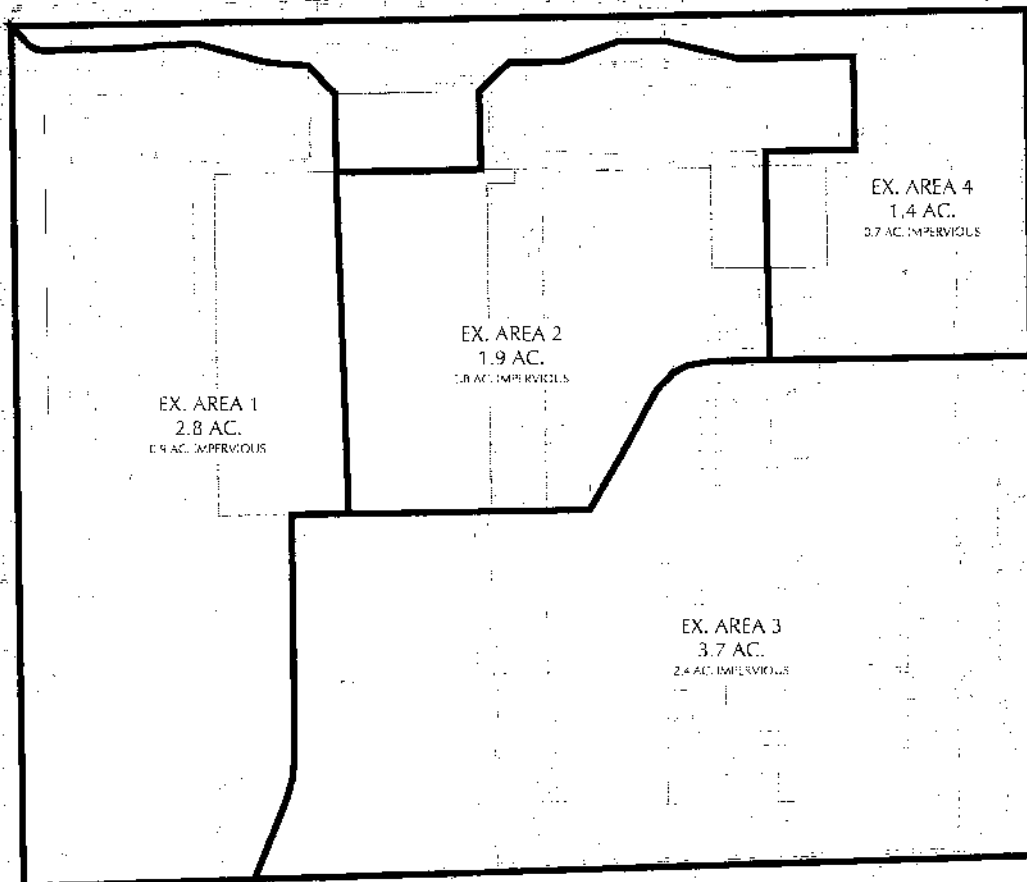
Results	
Depth	1.13 ft
Flow Area	9.7 ft²
Wetted Perim	13.34 ft
Top Width	13.06 ft
Critical Depth	0.78 ft
Critical Slope	0.022410 ft/ft
Velocity	2.42 ft/s
Velocity Head	0.09 ft
Specific Energy	1.22 ft
Froude Numb	0.50
Flow Type	Subcritical

## Culvert Calculator Report Culvert Sizing

Solve For: Headwater Elevation

Culvert Summary			
Allowable HW Elevation	819.20 ft	Headwater Depth/ Height	1.10
Computed Headwater Elevation	817.25 ft	Discharge	23.60 cfs
Inlet Control HW Elev	817.10 ft	Tailwater Elevation	814.00 ft
Outlet Control HW Elev	817.25 ft	Control Type	Outlet Control
Grades			
Upstream Invert	814.50 ft	Downstream Invert	814.30 ft
Length	36.00 ft	Constructed Slope	0.005556 ft/ft
Hydraulic Profile			
Profile	S2	Depth, Downstream	1.65 ft
Slope Type	Steep	Normal Depth	1.65 ft
Flow Regime	Supercritical	Critical Depth	1.65 ft
Velocity Downstream	6.87 ft/s	Critical Slope	0.005501 ft/ft
Section			
Section Shape	Circular	Mannings Coefficient	0.013
Section Material	Concrete	Span	2.50 ft
Section Size	30 inch	Rise	2.50 ft
Number Sections	1		
Outlet Control Properties			
Outlet Control HW Elev	817.25 ft	Upstream Velocity Head	0.73 ft
Ke	0.50	Entrance Loss	0.36 ft
Inlet Control Properties			
Inlet Control HW Elev	817.10 ft	Flow Control	Unsubmerged
Inlet Type	Square edge w/headwall	Area Full	4.9 ft <sup>2</sup>
K	0.00980	HDS 5 Chart	1
M	2.00000	HDS 5 Scale	1
C	0.03980	Equation Form	1
Y	0.67000		



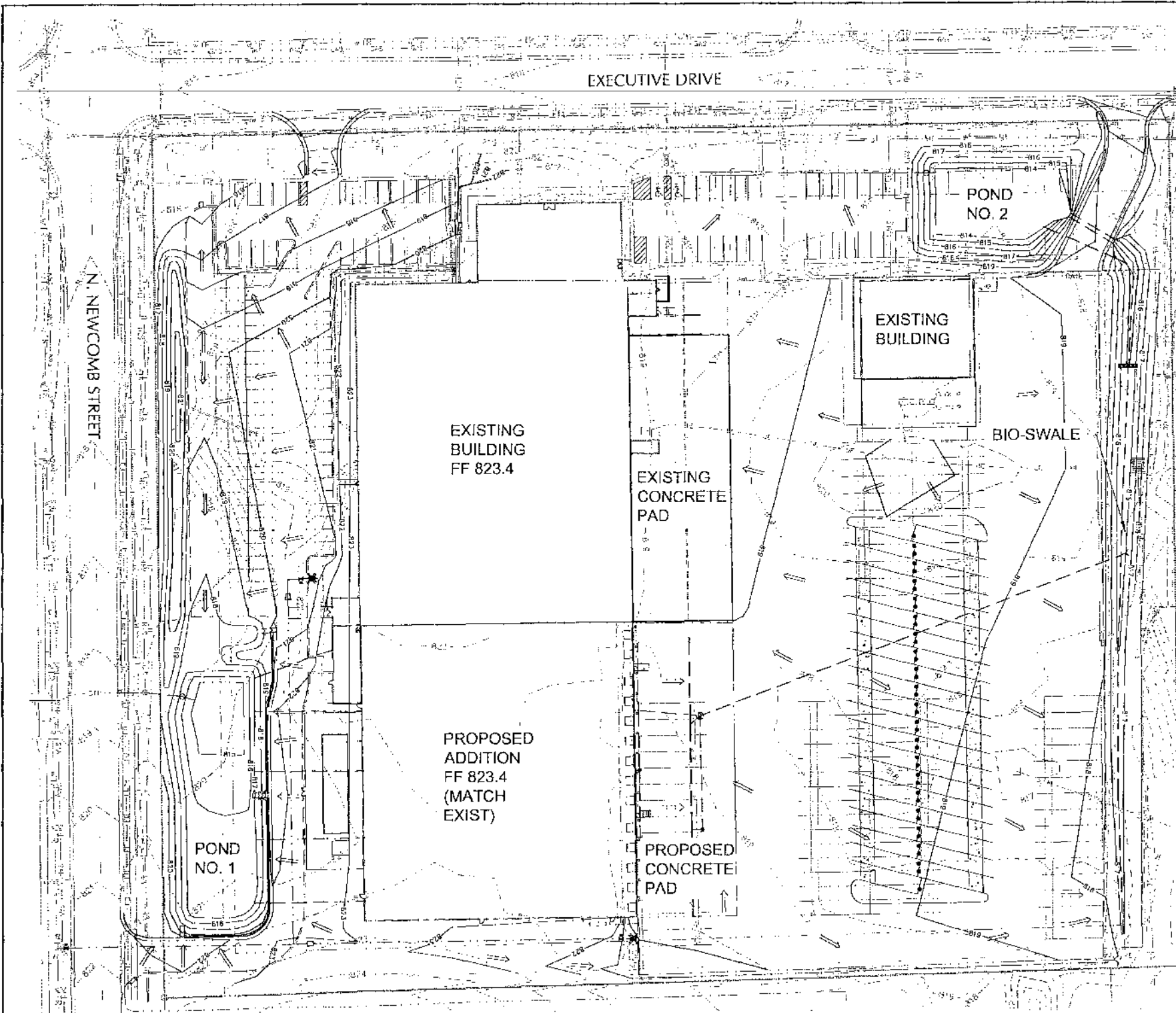


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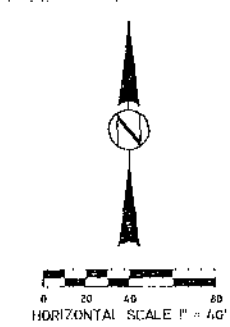
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<b>OWNER</b> NAME: [blank] ADDRESS: [blank] CITY: [blank] STATE: [blank] ZIP: [blank] PHONE: [blank] FAX: [blank] E-MAIL: [blank]	<b>DESIGNER</b> NAME: [blank] ADDRESS: [blank] CITY: [blank] STATE: [blank] ZIP: [blank] PHONE: [blank] FAX: [blank] E-MAIL: [blank]
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July 3, 2012 Revised Plans



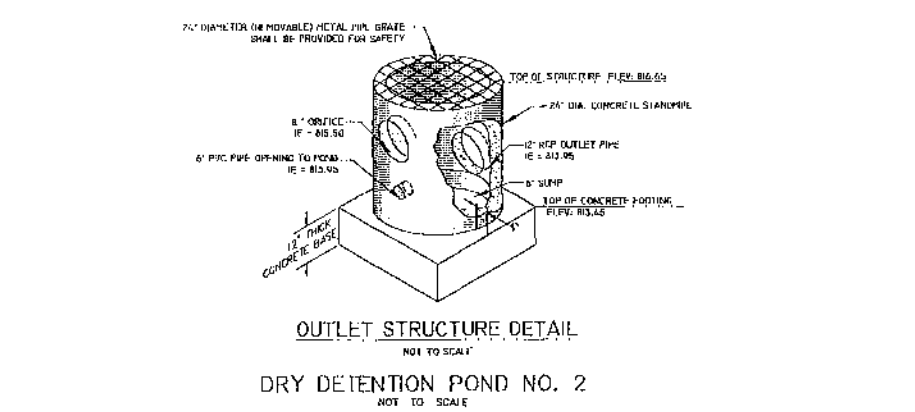
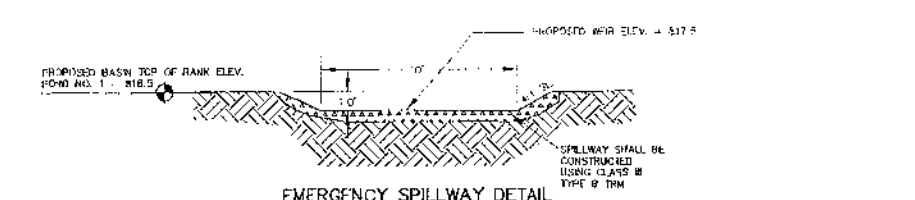
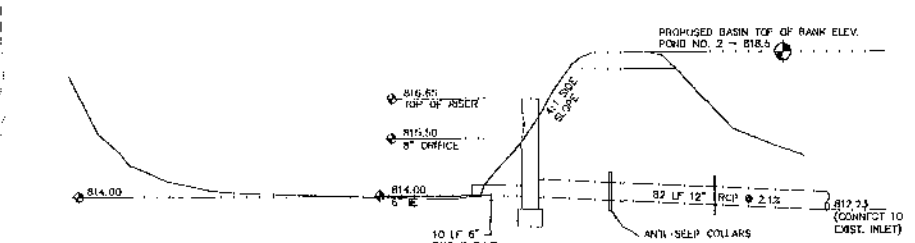
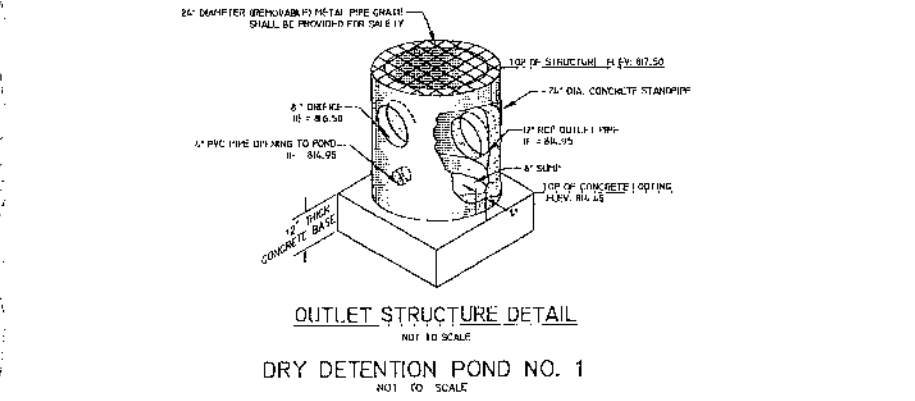
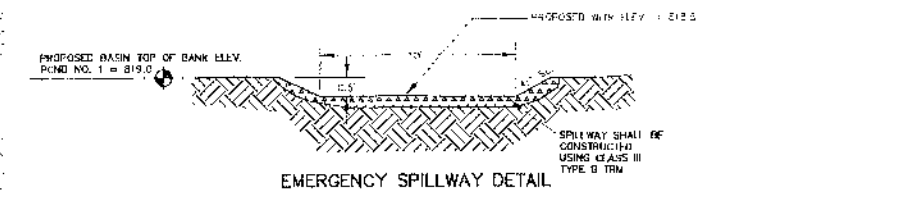
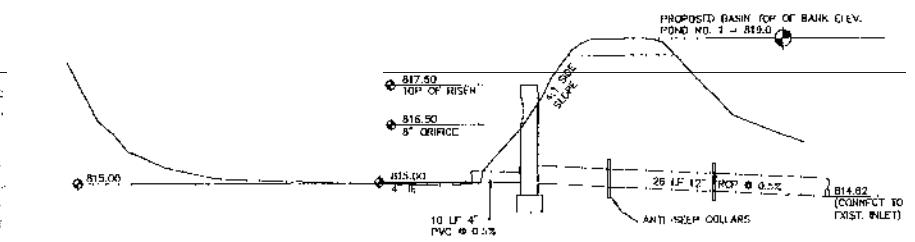
PROPOSED OVERALL GRADING PLAN



**DIGGERS HOTLINE**

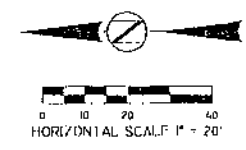
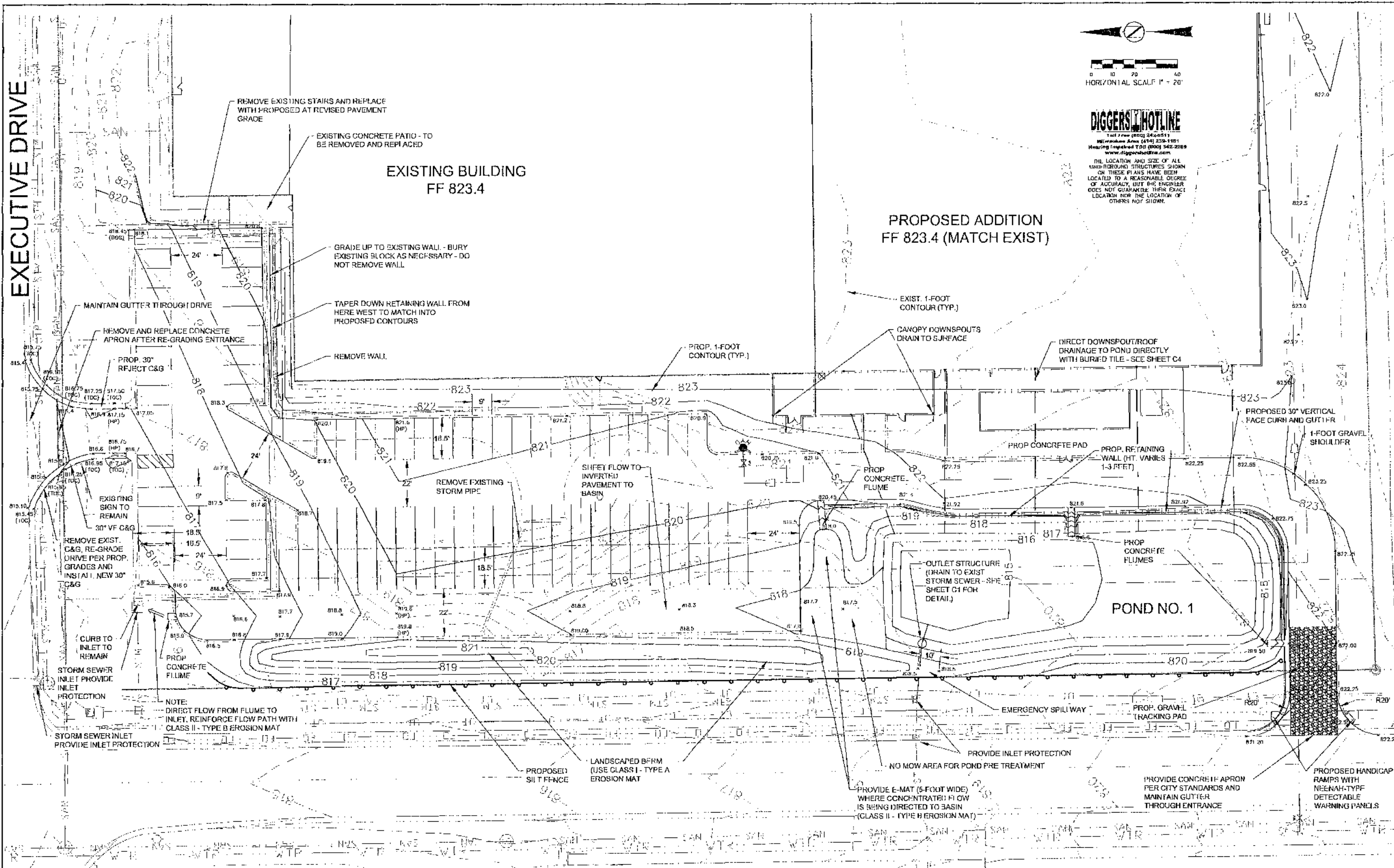
Toll Free (800) 342-8551  
Milwaukee Area (414) 258-1181  
Hearing Impaired TDD (800) 542-7998  
www.diggershotline.com

THE LOCATION AND SIZE OF ALL UNDERGROUND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THE EXACT LOCATION NOR THE LOCATION OF OTHERS NOT SHOWN.



<b>CONSULTING ENGINEERS</b> ELECTRICAL: JAMES COLBY ASSOCIATES, INC. CIVIL: JAMES COLBY ASSOCIATES, INC. STRUCTURAL: JAMES COLBY ASSOCIATES, INC. MECHANICAL: JAMES COLBY ASSOCIATES, INC. ELECTRICAL: JAMES COLBY ASSOCIATES, INC. CIVIL: JAMES COLBY ASSOCIATES, INC. STRUCTURAL: JAMES COLBY ASSOCIATES, INC. MECHANICAL: JAMES COLBY ASSOCIATES, INC.	
<b>CONTRACTOR</b> <b>MARCO</b> MARCO CONSTRUCTION, INC. 1000 W. WISCONSIN AVENUE MILWAUKEE, WI 53233 TEL: 414.224.8800 WWW.MARCOCONSTRUCTION.COM	
<b>CIVIL</b> <b>YAGGY COLBY ASSOCIATES</b> 2500 WISCONSIN AVENUE MILWAUKEE, WI 53233 TEL: 414.224.8800 WWW.YAGGYCOLBY.COM	
<b>WAREHOUSE AND OFFICE ADDITION FOR:</b> <b>gsf</b> <b>golden state foods</b> 729 EXECUTIVE DR. - WHITEWATER, WI 53190	
JOB NO.: SJ1218 DRAWN BY: MEM ISSUE DATE: 6-26-12	
<b>REVISIONS</b> 1. _____ 2. _____ 3. _____ 4. _____ 5. _____	
SHEET NUMBER <b>C1</b>	

EXECUTIVE DRIVE



**DIGGERS HOTLINE**  
Toll Free (800) 242-5511  
Milwaukee Area (414) 238-1181  
Hearing Impaired TDD (800) 542-2289  
www.diggershotline.com

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**CONSULTING ENGINEERS**  
ELECTRICAL  
PLUMBING  
MECHANICAL  
CIVIL  
STRUCTURAL  
FOUNDATION  
GEOTECHNICAL  
ENVIRONMENTAL  
WATER RESOURCES  
TRANSPORTATION  
POLLUTION CONTROL  
ENERGY  
CONSTRUCTION MANAGEMENT  
ARCHITECTURAL  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
HISTORIC PRESERVATION  
ARCHAEOLOGY  
PALLADIUM ASSOCIATES, INC.  
1000 W. WISCONSIN AVE., SUITE 200  
MILWAUKEE, WI 53233  
TEL: (414) 224-1000  
FAX: (414) 224-1001  
WWW.PALLADIUM-ASSOCIATES.COM

**CONTRACTOR**  
**MARCO**  
1000 W. WISCONSIN AVE., SUITE 200  
MILWAUKEE, WI 53233  
TEL: (414) 224-1000  
FAX: (414) 224-1001  
WWW.MARCO-CONTRACTOR.COM

**CIVIL**  
**YAGGY COLBY ASSOCIATES**  
801 N. WISCONSIN AVE., SUITE 200  
MILWAUKEE, WI 53233  
TEL: (414) 224-1000  
FAX: (414) 224-1001  
WWW.YAGGYCOLBY.COM

**WAREHOUSE AND OFFICE ADDITION FOR:**  
**gsf**  
*golden state foods*  
726 EXECUTIVE DR. - WHITEWATER, WI 53190

JOB NO: 1218  
DRAWN BY: MEM  
ISSUE DATE: 6-26-12

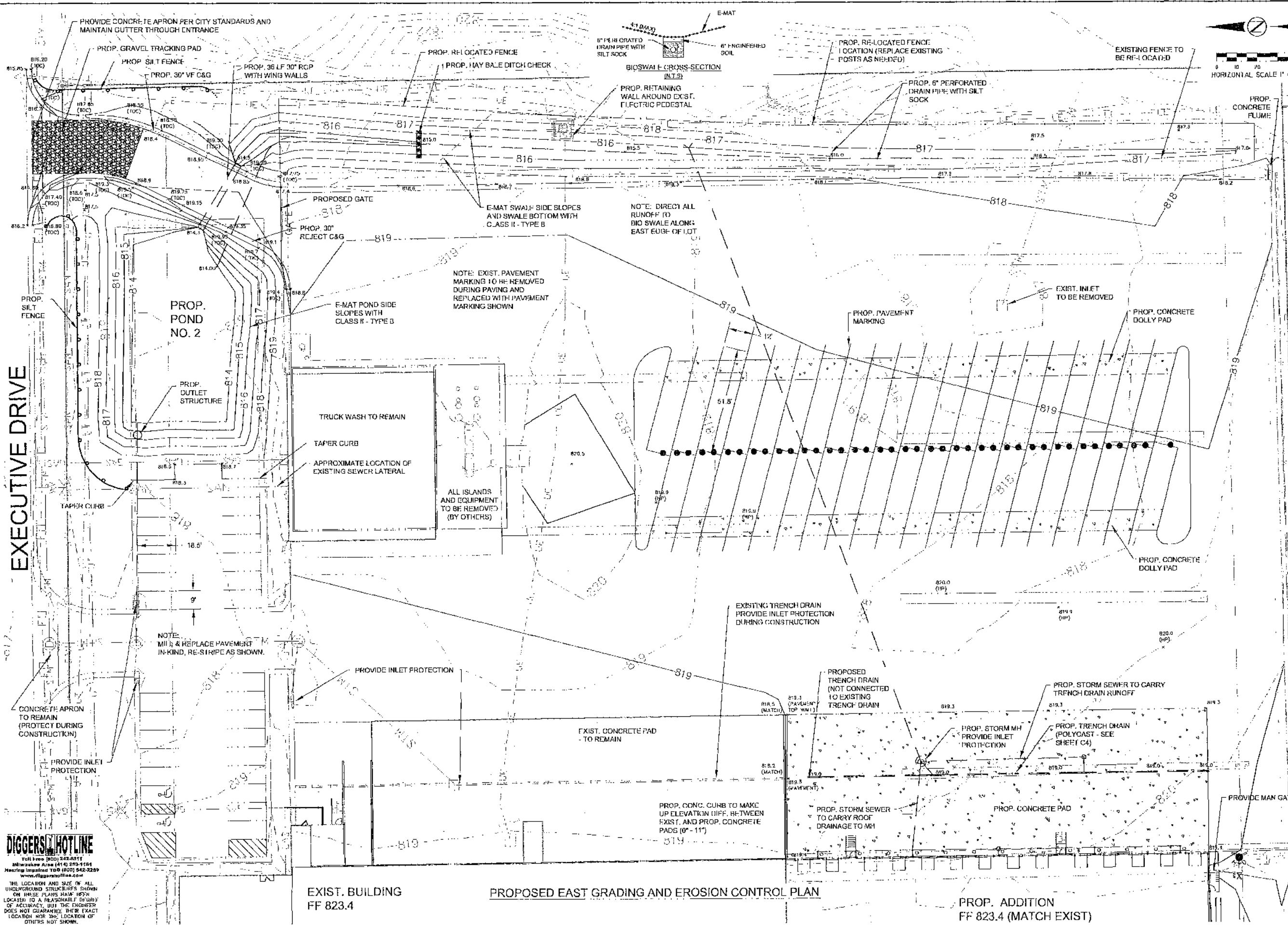
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**C2**

PROPOSED WEST GRADING AND EROSION CONTROL PLAN

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EXECUTIVE DRIVE



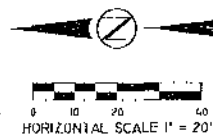
**DIGGERS HOTLINE**  
Toll Free (800) 243-4311  
Milwaukee Area (414) 293-7184  
Hearing Impaired TDD (800) 542-3289  
www.diggershotline.com

THE LOCATION AND SIZE OF ALL UNDERGROUND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION NOR THE LOCATION OF OTHERS NOT SHOWN.

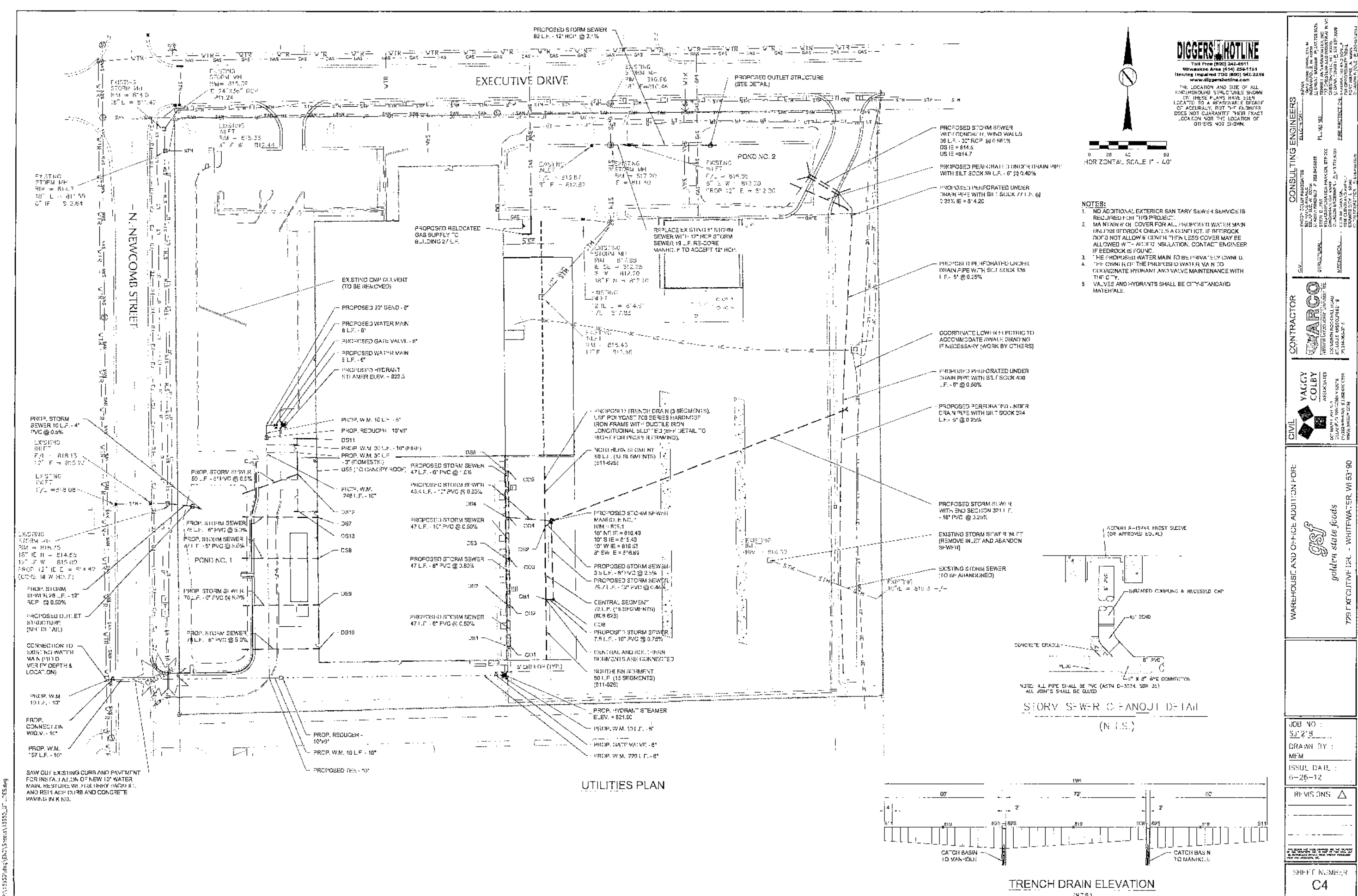
EXIST. BUILDING  
FF 823.4

PROPOSED EAST GRADING AND EROSION CONTROL PLAN

PROP. ADDITION  
FF 823.4 (MATCH EXIST)

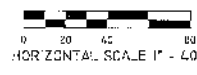


<b>CONSULTING ENGINEERS</b> ALISTAR 1400 BURGESS DRIVE, SUITE 100 MILWAUKEE, WI 53206 TEL: (414) 224-1100 FAX: (414) 224-1101 WWW.ALISTAR.COM	
<b>CONTRACTOR</b> <b>PARCO</b> 1000 WISCONSIN AVENUE, SUITE 100 MILWAUKEE, WI 53233 TEL: (414) 224-1100 FAX: (414) 224-1101 WWW.PARCO.COM	
<b>CIVIL</b> <b>YAGGY COLBY ASSOCIATES</b> 400 WISCONSIN AVENUE, SUITE 100 MILWAUKEE, WI 53233 TEL: (414) 224-1100 FAX: (414) 224-1101 WWW.YAGGYCOLBY.COM	
<b>WAREHOUSE AND OFFICE ADDITION FOR:</b> <b>gsf</b> <i>golden state foods</i> 720 EXECUTIVE DR. - WHITEWATER, WI 53190	
<b>JOB NO.:</b> SJ1218 <b>DRAWN BY:</b> MEM <b>ISSUE DATE:</b> 6-26-12	
<b>REVISIONS</b> 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.	
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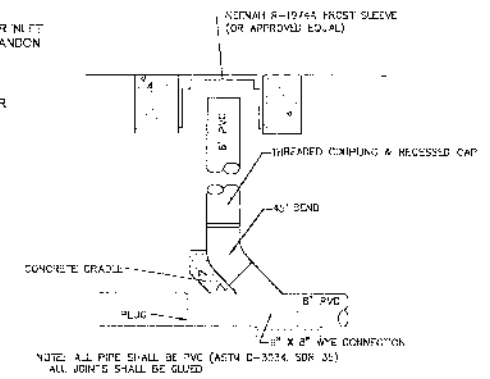


**DIGGERS HOTLINE**  
Toll Free (800) 342-8511  
Milwaukee Area (414) 254-1541  
Hearing Impaired TDD (800) 542-2259  
www.diggershotline.com

THE LOCATION AND SIZE OF ALL UNDERGROUND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION NOR THE LOCATION OF OTHERS NOT SHOWN.

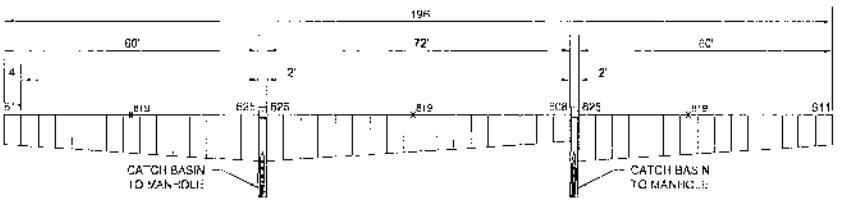


- NOTES:**
1. NO ADDITIONAL EXTERIOR SANITARY SEWER SERVICE IS REQUIRED FOR THIS PROJECT.
  2. MAINTAIN 6" OF COVER FOR ALL PROPOSED WATER MAIN UNLESS BEDROCK CREATES A CONFLICT. IF BEDROCK DOES NOT ALLOW 6" COVER THEN LESS COVER MAY BE ALLOWED WITH ADEQUATE INSULATION. CONTACT ENGINEER IF BEDROCK IS FOUND.
  3. THE PROPOSED WATER MAIN TO BE INSTALLED BY OWNER.
  4. THE OWNER OF THE PROPOSED WATER MAIN TO COORDINATE HYDRANT AND VALVE MAINTENANCE WITH THE CITY.
  5. VALVES AND HYDRANTS SHALL BE CITY STANDARD MATERIALS.



NOTE: ALL PIPE SHALL BE PVC (ASTM D-3034, SDR 35)  
ALL JOINTS SHALL BE GULDED

**STORM SEWER CLEANOUT DETAIL**  
(N.T.S.)



**TRENCH DRAIN ELEVATION**  
(N.T.S.)

**UTILITIES PLAN**

**CONSULTING ENGINEERS**

ALCO RCO  
CIVIL  
1000 W. WISCONSIN AVE., SUITE 200  
MILWAUKEE, WI 53233  
TEL: (414) 254-1541  
FAX: (414) 254-1542  
WWW.ALCORCO.COM

**CONTRACTOR**

YAGGY COLBY  
ASSOCIATES  
1000 W. WISCONSIN AVE., SUITE 200  
MILWAUKEE, WI 53233  
TEL: (414) 254-1541  
FAX: (414) 254-1542  
WWW.YAGGYCOLBY.COM

**WAREHOUSE AND OFFICE ADDITION FOR:**

*golden state foods*  
779 EXECUTIVE DR. - WHITEWATER, WI 53190

JOB NO.:  
51218

DRAWN BY:  
MEM

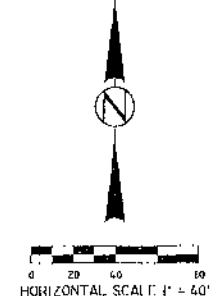
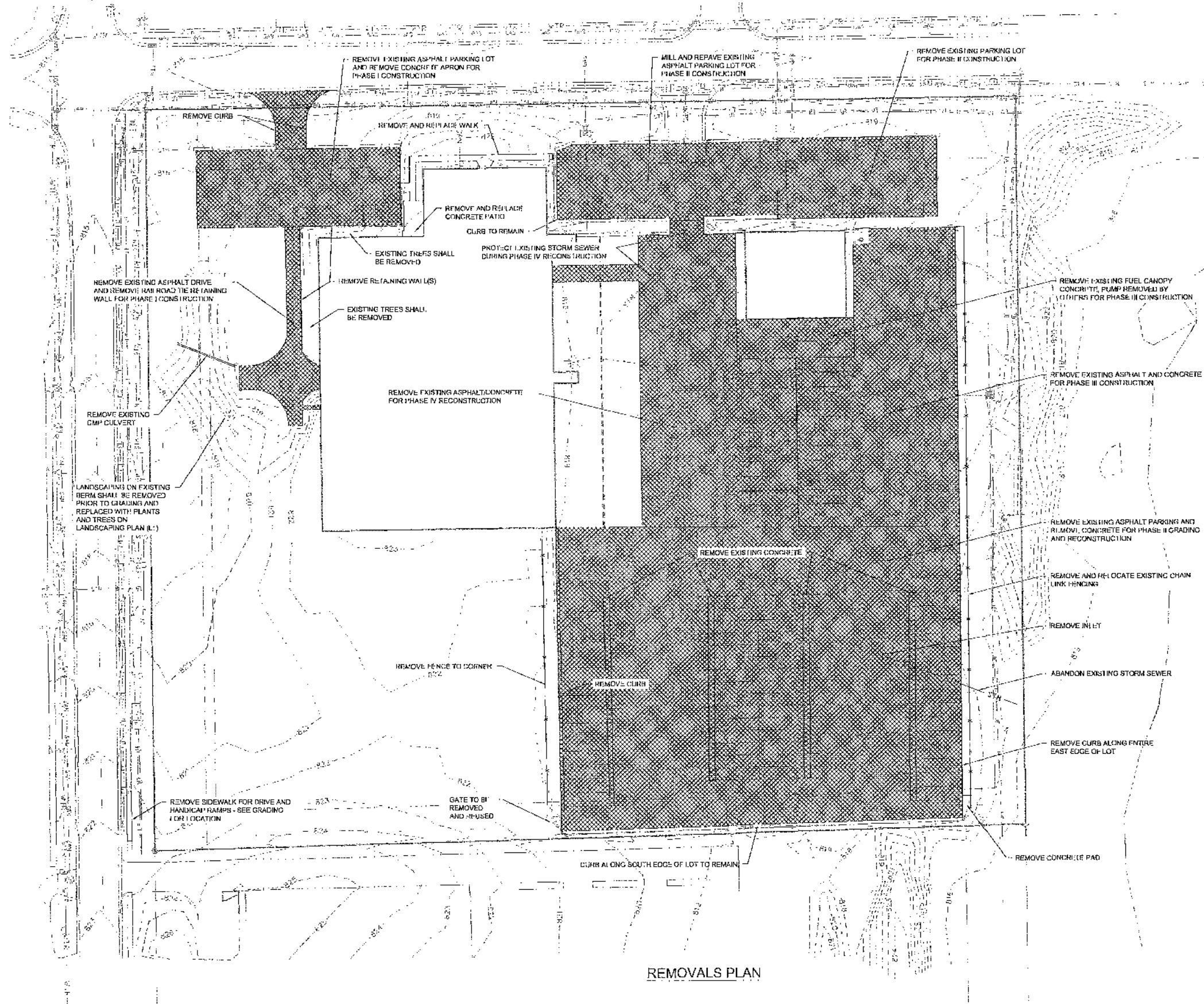
ISSUE DATE:  
6-26-12

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**C4**

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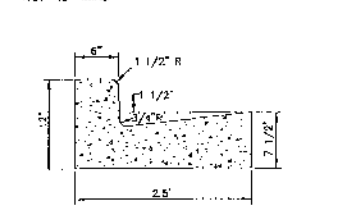
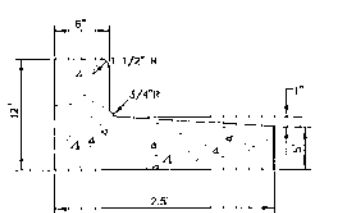
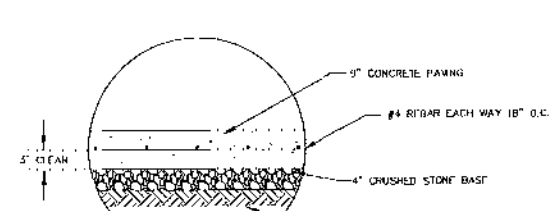
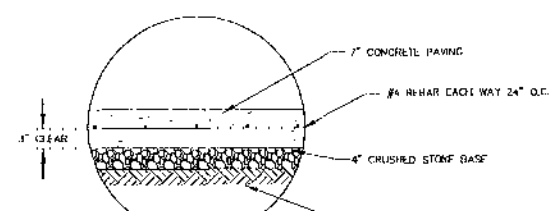
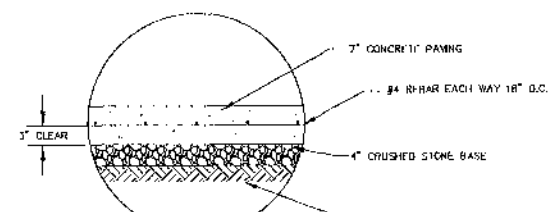
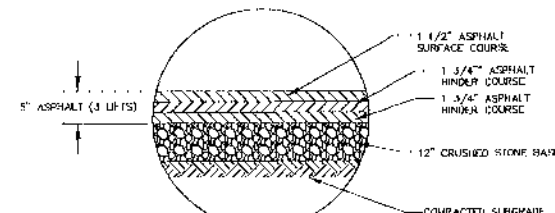
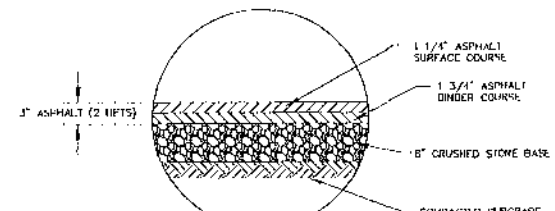
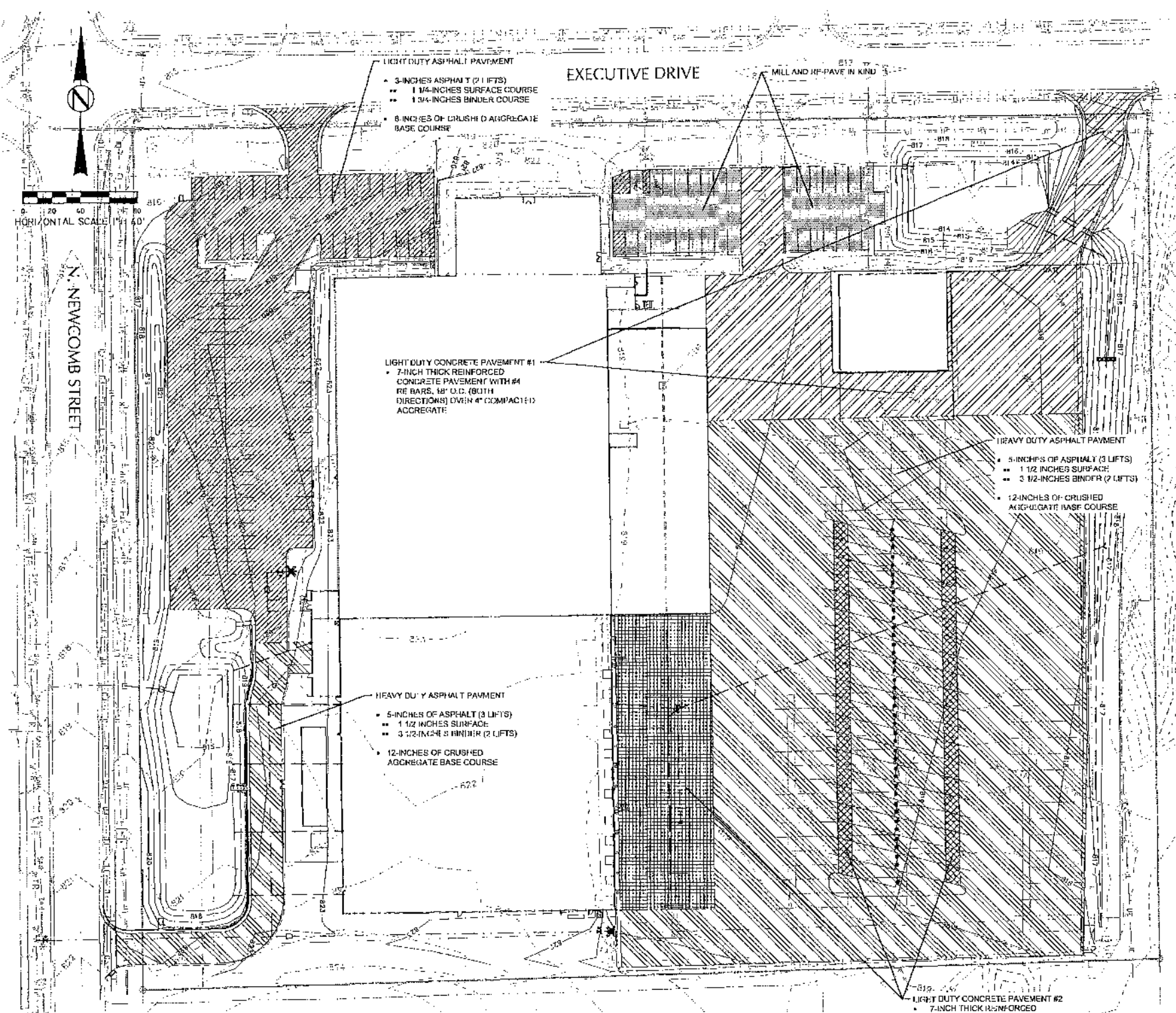


NOTE:  
1. REMOVE CLEAR TREES ALONG EXISTING FENCE LINE THAT INTERFERE WITH THE PROPOSED BRD WALL.

REMOVALS PLAN

**DIGGERS HOTLINE**  
Toll Free (800) 243-9511  
Milwaukee Area (414) 258-1181  
Hearing Impaired TDD (800) 542-2289  
www.diggershotline.com  
THE LOCATION AND SIZE OF ALL UNLabeled STRUCTURES SHOWN ON THESE PLANS HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION NOR THE LOCATION OF OTHERS NOT SHOWN.

<p>CONSULTING ENGINEERS</p> <p><b>YAGGY COLBY ASSOCIATES</b> 21401 W. 10TH AVE., SUITE 200 MINNEAPOLIS, MN 55425 TEL: (612) 835-1100 FAX: (612) 835-1101 WWW.YAGGYCOLBY.COM</p>		<p><b>CONTRACTOR</b></p> <p><b>WARCO</b> 10000 W. 10TH AVE., SUITE 200 MINNEAPOLIS, MN 55425 TEL: (612) 835-1100 FAX: (612) 835-1101 WWW.WARCO.COM</p>
<p>WAREHOUSE AND OFFICE ADDITION FOR:</p> <p><b>gsf</b> golden state foods 729 EXECUTIVE DR. - WHITEWATER, WI 53190</p>		<p>JOHN NO: SJ1218 DRAWN BY: MEM ISSUE DATE: 6-26-12</p>
<p>REVISIONS</p> <p>1. _____</p> <p>2. _____</p> <p>3. _____</p> <p>4. _____</p> <p>5. _____</p> <p>6. _____</p> <p>7. _____</p> <p>8. _____</p> <p>9. _____</p> <p>10. _____</p>		<p>SHEET NUMBER</p> <p><b>C5</b></p>



**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 234-1181  
Hoarding Impaired Toll (800) 547-2288  
www.diggershotline.com

THE LOCATION AND SIZE OF ALL UNDERGROUND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION NOR THE LOCATION OF OTHERS NOT SHOWN.

CONSULTING ENGINEERS

YAGGY COLBY ASSOCIATES

3130 W. WISCONSIN AVE., SUITE 200

MILWAUKEE, WI 53233-1400

TEL: 414.234.1181

FAX: 414.234.1182

WWW.YAGGYCOLBY.COM

CONTRACTOR

PARCO

10000 W. WISCONSIN AVE., SUITE 200

MILWAUKEE, WI 53233-1400

TEL: 414.234.1181

FAX: 414.234.1182

WWW.PARCO.COM

WAREHOUSE AND OFFICE ADDITION FOR:

gsf

golden state foods

729 EXECUTIVE DR. - WHITEWATER, WI 53190

JOB NO:

S-1218

DRAWN BY:

MEM

ISSUE DATE:

6-26-12

REVISIONS

1

AS SHOWN

SHEET NUMBER

C6



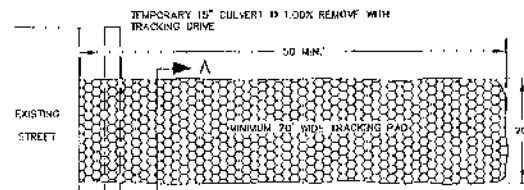
NOTE: THE EROSION CONTROL METHODS AND SCHEDULES MUST BE STRICTLY FOLLOWED AT ALL TIMES. NO DEVIATION IS TO BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER.

#### GENERAL NOTES:

1. ALL EROSION CONTROL PRACTICES MUST BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RAINFALL PRODUCING RAINFALL (1/2" OR MORE), AND AT LEAST ONCE PER WEEK.
2. ALL TEMPORARY EROSION CONTROL STRUCTURES SHALL NOT BE LOCATED WITHIN 25 FEET OF A DRAINAGE WAY AND SHALL BE PROTECTED WITH SILT FENCING AROUND THE DOWN SLOPE AND SOIL SLOPES AND IMMEDIATELY STABILIZED WITH TEMPORARY SEEDING.
3. CUT AND FILL SLOPES WILL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED. ALL DISTURBED SLOPES GREATER THAN OR EQUAL TO 4:1 REQUIRE EROSION CONTROL MATTING.
4. TEMPORARY SEEDING TO CONFORM WITH SECTION 802.01.12 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ANNUAL 2015).
5. HYDRO MULCHING OF ALL EXPOSED AREAS IMPROVING STABILIZATION OF EROSION. FOR WINTER STABILIZATION ONE FOOT PAUL DEADLINES FOR SEEDING ARE: SEPTEMBER 15 - TALL GRASS SEEDING; OCTOBER 15 - TEMPORARY SEEDING; NOVEMBER 15 - DORMANT SEEDING.
6. SILT FENCE AND DITCH CHECKS TO BE PLACED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE DESIGN ENGINEER.
7. UTILITY LOCATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR MUST DETERMINE THE LOCATION OF THESE UTILITIES DURING CONSTRUCTION.
8. NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE DESIGN ENGINEER, EXCEPT AS NOTED ON THE PLANS.

#### EROSION CONTROL:

1. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE WISCONSIN STORMWATER CONSTRUCTION AND POST-CONSTRUCTION CONSERVATION PRACTICE STANDARDS.
2. SEDIMENT CONTROL MEASURES MAY NEED TO BE ADJUSTED TO MEET PRELIMINARY CONTROLS AT THE TIME OF CONSTRUCTION.
3. PREVENT PROXIMATE INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION AT THE END OF EACH DAY.
4. INSPECT SEDIMENT CONTROL STRUCTURES FOR DEFECTS AFTER ANY SIGNIFICANT RAINFALL (1/2" OR MORE). CLEAN OR REPLACE DAMAGED STRUCTURES IMMEDIATELY.
5. DO NOT REMOVE ANY SEDIMENT CONTROL MEASURES UNTIL THE AREAS SERVED HAVE 70% OR MORE ESTABLISHED VEGETATIVE COVER.
6. ALL TRACKED SOIL ON ADJACENT STREETS MUST BE CLEANED IMMEDIATELY.
7. DISCHARGE ALL "FENCE" WATER INTO A TEMPORARY SETTLING BASIN OR PROPERLY SIZED UNWATERING BASIN PRIOR TO RELEASE BY ACCORDANCE WITH WISCONSIN CONSERVATION PRACTICE STANDARD NO. 1061.
8. PREVENT SEDIMENT FROM LEAVING ANY PORTION OF THE WORK SITE BY INSTALLING STRAW BALES OR SILT FENCING PARALLEL TO THE SLOPE DOWNHILL FROM THE WORK AREA.

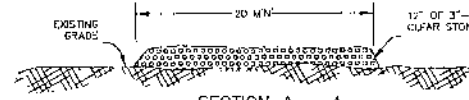


#### NOTE:

CONTRACTOR TO INSTALL ENTRANCE ROAD AND TRACKING PAD PRIOR TO START OF CONSTRUCTION, AND MAINTAIN THEM UNTIL WORK IS COMPLETED.

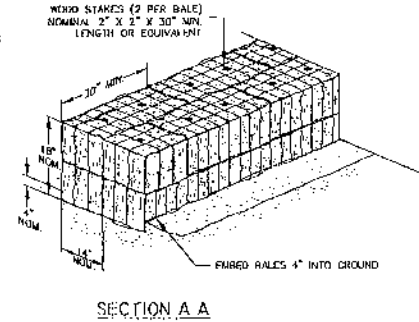
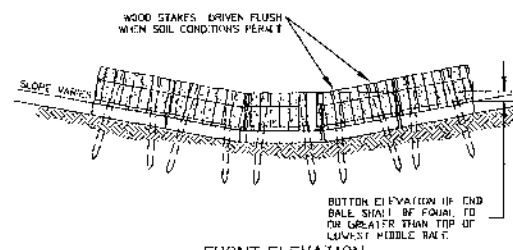
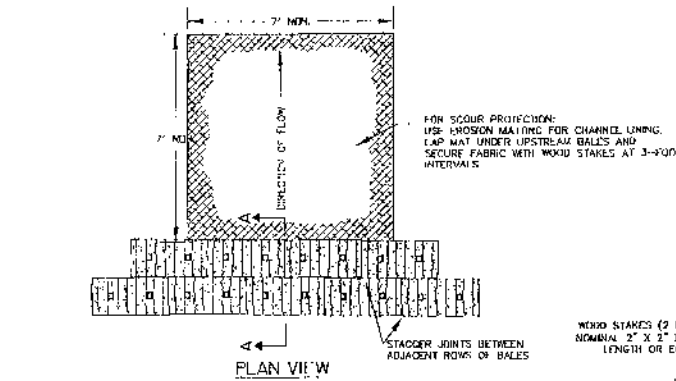
CONTRACTOR TO CLEAN EXISTING STREET IMMEDIATELY AT DIRECTION OF CITY ENGINEER.

CONSTRUCT TO FULL WIDTH OF EGRESS POINT.



### TEMPORARY GRAVEL TRACKING DRIVE

NOT TO SCALE

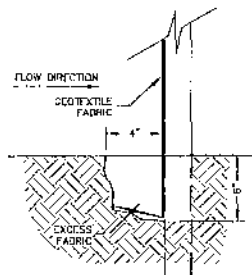
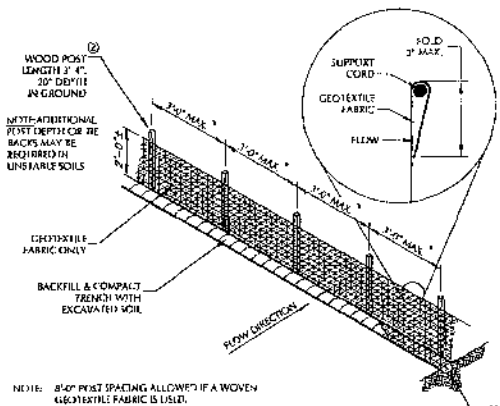


### TEMPORARY DITCH CHECK USING EROSION BALES

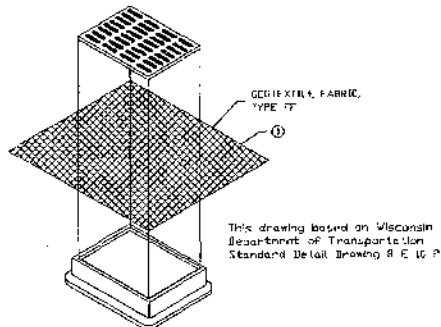
(BASED ON WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD 1067)

#### GENERAL NOTES:

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO THE TRENCH AND BACKFILL WITH EXCAVATED SOIL.
2. WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" x 10' OR ONE OR TWO COPIES.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS:
  - A) TIGHT METHOD - COVER THE END POST AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, OR
  - B) HOOK METHOD - HOOK THE END OF EACH SILENT LINE LENGTH.



#### TRENCH DETAIL



#### INLET PROTECTION, TYPE B (WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

#### GENERAL NOTES:

1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP PICKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

#### INSTALLATION NOTES

##### TYPE B

1. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
2. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEW FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

#### GENERAL NOTES:

1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP PICKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 30' OF FABRIC IS WRAPPED AROUND THE CURB AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTRY HEIGHT OF THE CURB BOX OPENING.

#### INSTALLATION NOTES

##### TYPE C

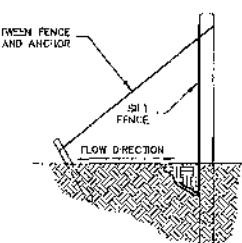
1. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
2. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEW FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

#### SILT FENCE

SILT FENCE IS BEING INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD 1061 (THIS DRAWING BASED ON DRAWING B E 10-7)

#### SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)



#### DETAILS

#### CONSULTING ENGINEERS

YAGGY COLBY ASSOCIATES  
1000 WISCONSIN STREET  
SUITE 200  
MILWAUKEE, WI 53233  
(414) 224-4444  
WWW.YAGGYCOLBY.COM

#### CONTRACTOR

YAGGY COLBY ASSOCIATES  
1000 WISCONSIN STREET  
SUITE 200  
MILWAUKEE, WI 53233  
(414) 224-4444  
WWW.YAGGYCOLBY.COM

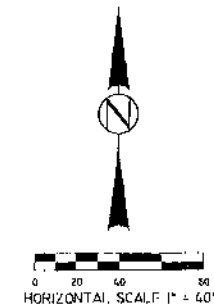
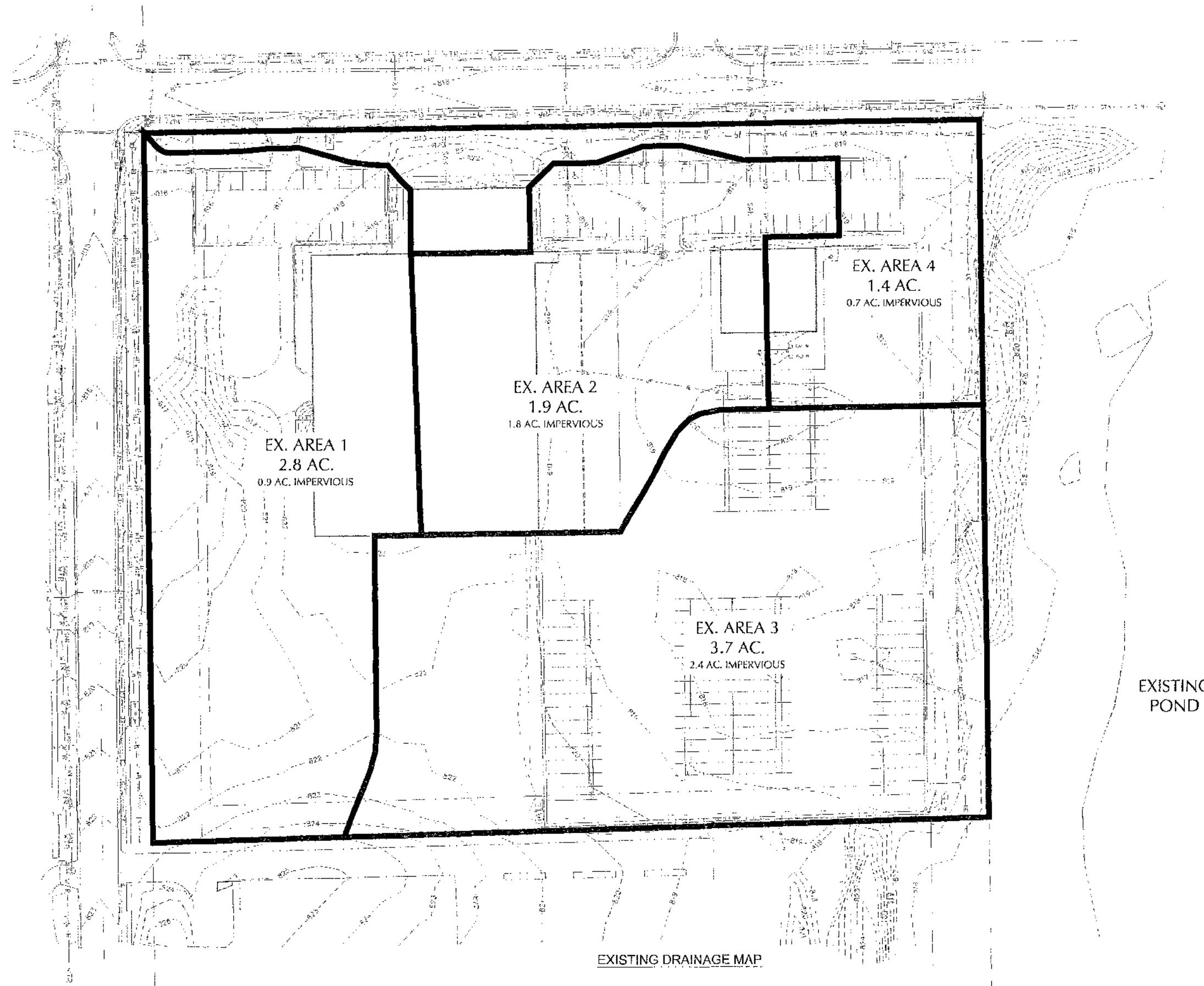
#### WAREHOUSE AND OFFICE ADDITION FOR:

golden state foods  
728 EXECUTIVE DR. - WHITEWATER, WI 53190

JOB NO.: SJ1218  
DRAWN BY: MEM  
ISSUE DATE: 6-26-12

REVISIONS

SHEET NUMBER  
C7



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Toll Free (800) 542-8511  
Milwaukee Area (414) 250-1101  
Hearing Impaired TDD (800) 542-2289  
www.diggershotline.com

THE LOCATION AND SIZE OF ALL UNDERGROUND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION NOR THE LOCATION OF OTHERS NOT SHOWN.

**CONSULTING ENGINEERS**

**CIVIL**  
NADY GOZBY ASSOCIATES  
2110 W. WISCONSIN AVE. #2  
MILWAUKEE, WI 53233  
TEL: 414-250-1101  
FAX: 414-250-1102  
WWW.NADYGOZBY.COM

**ELECTRICAL**  
TERRILL ASSOCIATES, INC.  
2110 W. WISCONSIN AVE. #2  
MILWAUKEE, WI 53233  
TEL: 414-250-1101  
FAX: 414-250-1102  
WWW.TERRILLASSOCIATES.COM

**MECHANICAL**  
TERRILL ASSOCIATES, INC.  
2110 W. WISCONSIN AVE. #2  
MILWAUKEE, WI 53233  
TEL: 414-250-1101  
FAX: 414-250-1102  
WWW.TERRILLASSOCIATES.COM

**CONTRACTOR**

**WARCO**  
WISCONSIN ASSOCIATES, INC.  
2110 W. WISCONSIN AVE. #2  
MILWAUKEE, WI 53233  
TEL: 414-250-1101  
FAX: 414-250-1102  
WWW.WARCO.COM

**CIVIL**

**YAGGY COLBY ASSOCIATES**  
2110 W. WISCONSIN AVE. #2  
MILWAUKEE, WI 53233  
TEL: 414-250-1101  
FAX: 414-250-1102  
WWW.YAGGYCOLBY.COM

**WAREHOUSE AND OFFICE ADDITION FOR:**

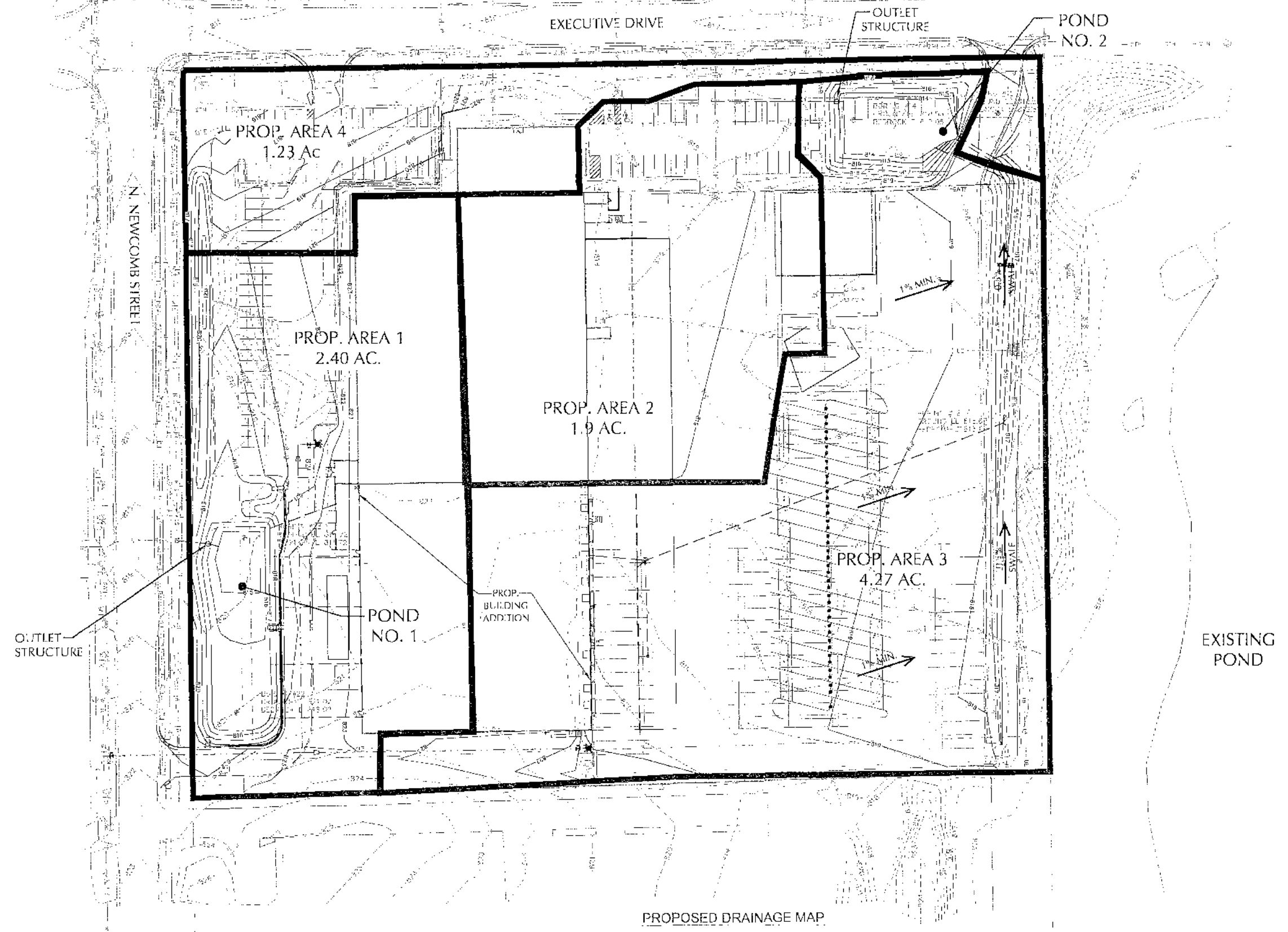
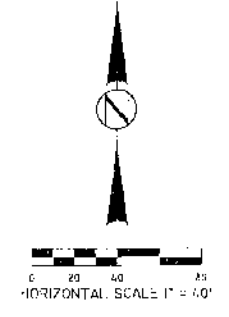
**gsf**  
golden state foods  
729 EXECUTIVE DR. - WHITEWATER, WI 53190

JOB NO.: SJ1218  
DRAWN BY: MEM  
ISSUE DATE: 6-26-12

**REVISIONS**

NO.	DESCRIPTION

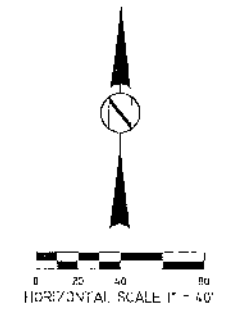
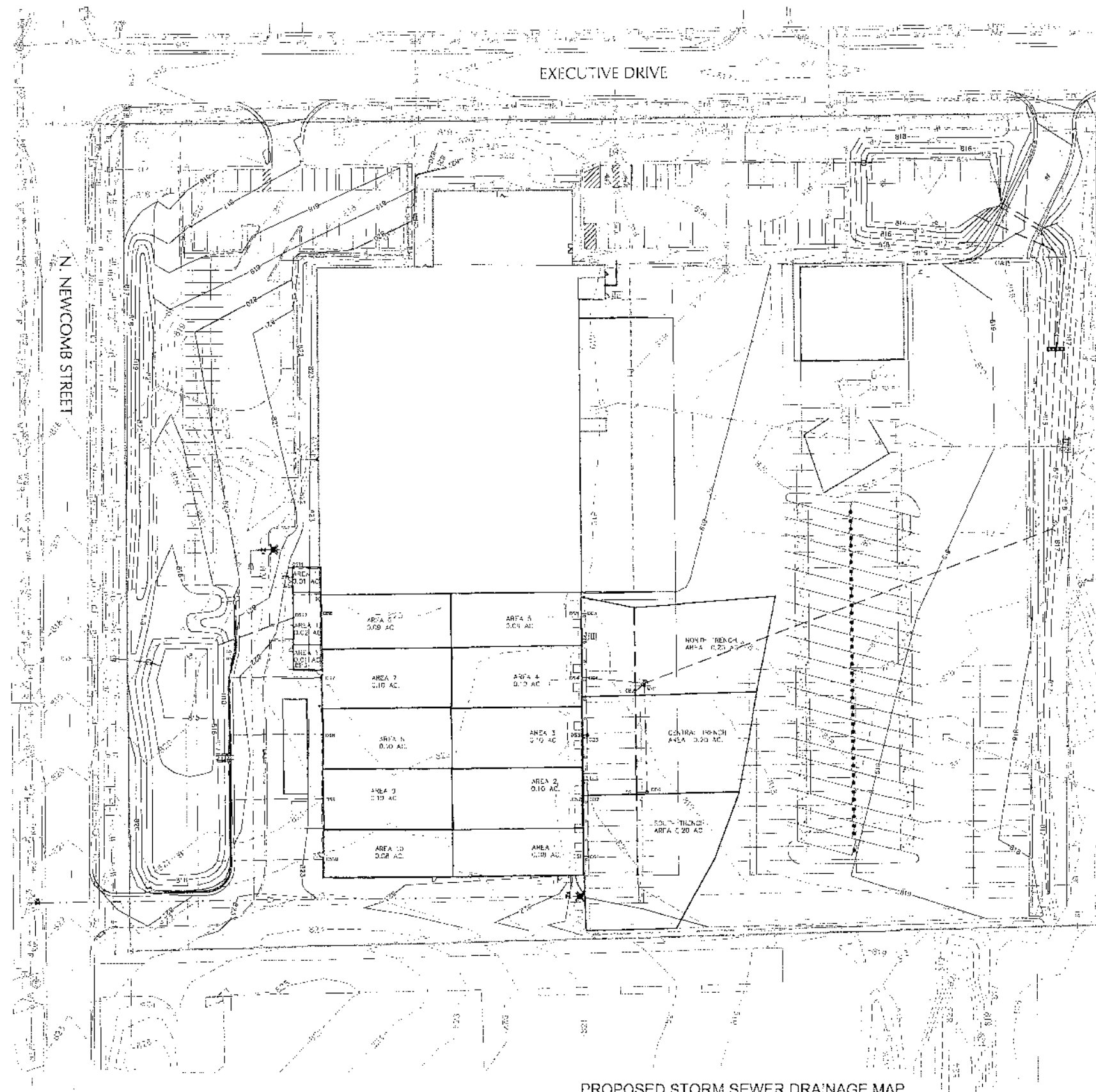
**SHEET NUMBER**  
DR1



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Milwaukee Area (414) 259-1151  
Hearing Impaired TDD (414) 542-2293  
www.diggershotline.com

THE LOCATION AND SIZE OF ALL UNDERGROUND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION NOR THE LOCATION OF OTHERS NOT SHOWN.




<b>CONSULTING ENGINEERS</b> ELECTRONIC 15000 WISCONSIN DRIVE, SUITE 100 WISCONSIN DRIVES, WI 53190 TEL: (414) 259-1151 FAX: (414) 259-1152 WWW.DIGGERSHOTLINE.COM	
<b>CONTRACTOR</b> <b>WARCO</b> 10000 WISCONSIN DRIVE, SUITE 100 WISCONSIN DRIVES, WI 53190 TEL: (414) 259-1151 FAX: (414) 259-1152 WWW.WARCO.COM	
<b>CIVIL</b> <b>YAGGY COLBY ASSOCIATES</b> 10000 WISCONSIN DRIVE, SUITE 100 WISCONSIN DRIVES, WI 53190 TEL: (414) 259-1151 FAX: (414) 259-1152 WWW.YAGGYCOLBY.COM	
<b>WAREHOUSE AND OFFICE ADDITION FOR:</b> <b>golf</b> <i>golfers state foods</i> 728 EXECUTIVE DR. - WHITEWATER, WI 53190	
JOB NO.: 218 DRAWN BY: VEM ISSUE DATE: 6-26-12	
REVISIONS 1. 6-26-12	
SHEET NUMBER DR2	



GOLDEN STATE ROADS - 5 STORM SEWER DESIGN																	June 23, 2017	
City of Westminster																		
INCR	STRUCTURES	AFREA	INCR	AVG	CA	DO-IGNITION	S	N	DA	Q-CAP	W-I	ft	in	VERT	LOWER	FM		
(ACRES)	(sq ft)	(sq ft)	(sq ft)	(sq ft)	(sq ft)	(sq ft)	(sq ft)	(sq ft)	(sq ft)	(sq ft)	(sq ft)	(sq ft)	(sq ft)	(sq ft)	(sq ft)	(sq ft)		
BART SIDE OF ADDITION																		
ROOF DRAIN																		
0.06	DS1	0.06	0.06	0.06	0.01	6.42	0.46	207	2.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS1	0.06	0.06	0.06	0.01	6.42	0.46	207	2.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
0.02	DS2	0.02	0.02	0.02	0.01	6.42	0.58	258	3.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS2	0.02	0.02	0.02	0.01	6.42	0.58	258	3.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
0.0	DS3	0.0	0.0	0.0	0.0	6.42	0.58	258	3.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS3	0.0	0.0	0.0	0.0	6.42	0.58	258	3.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
0.0	DS4	0.0	0.0	0.0	0.0	6.42	0.58	258	3.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS4	0.0	0.0	0.0	0.0	6.42	0.58	258	3.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
0.09	DS5	0.09	0.09	0.09	0.01	6.42	0.58	258	3.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS5	0.09	0.09	0.09	0.01	6.42	0.58	258	3.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
0.0	DS6	0.0	0.0	0.0	0.0	6.42	0.58	258	3.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS6	0.0	0.0	0.0	0.0	6.42	0.58	258	3.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
0.0	DS7	0.0	0.0	0.0	0.0	6.42	0.58	258	3.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS7	0.0	0.0	0.0	0.0	6.42	0.58	258	3.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
TRENCH DRAIN																		
0.06	SOUTH	0.06	0.06	0.06	0.01	6.42	1.16	518	8.0	0.0000	0.010	10	0.7	0.7	0.0	5.0	815.0	
	SOUTH	0.06	0.06	0.06	0.01	6.42	1.16	518	8.0	0.0000	0.010	10	1.1	0.7	0.0	5.0	815.0	
0.02	CENTRAL	0.02	0.02	0.02	0.01	6.42	2.31	1087	15.0	0.0000	0.010	10	0.7	0.7	0.0	5.0	815.0	
	CENTRAL	0.02	0.02	0.02	0.01	6.42	2.31	1087	15.0	0.0000	0.010	10	1.1	0.7	0.0	5.0	815.0	
0.02	NORTH	0.02	0.02	0.02	0.01	6.42	2.31	1087	15.0	0.0000	0.010	10	0.7	0.7	0.0	5.0	815.0	
	NORTH	0.02	0.02	0.02	0.01	6.42	2.31	1087	15.0	0.0000	0.010	10	1.1	0.7	0.0	5.0	815.0	
0.02	WEST	0.02	0.02	0.02	0.01	6.42	2.31	1087	15.0	0.0000	0.010	10	0.7	0.7	0.0	5.0	815.0	
	WEST	0.02	0.02	0.02	0.01	6.42	2.31	1087	15.0	0.0000	0.010	10	1.1	0.7	0.0	5.0	815.0	
WEST SIDE OF ADDITION																		
0.06	DS8	0.06	0.06	0.06	0.01	6.42	0.58	258	3.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS8	0.06	0.06	0.06	0.01	6.42	0.58	258	3.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
0.10	DS9	0.10	0.10	0.10	0.01	6.42	0.58	258	3.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS9	0.10	0.10	0.10	0.01	6.42	0.58	258	3.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
0.10	DS8	0.10	0.10	0.10	0.01	6.42	0.58	258	3.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS8	0.10	0.10	0.10	0.01	6.42	0.58	258	3.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
0.08	DS10	0.08	0.08	0.08	0.01	6.42	0.46	207	2.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS10	0.08	0.08	0.08	0.01	6.42	0.46	207	2.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
0.01	DS11	0.01	0.01	0.01	0.01	6.42	0.46	207	2.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS11	0.01	0.01	0.01	0.01	6.42	0.46	207	2.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
0.02	DS12	0.02	0.02	0.02	0.01	6.42	0.46	207	2.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS12	0.02	0.02	0.02	0.01	6.42	0.46	207	2.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	
0.01	DS13	0.01	0.01	0.01	0.01	6.42	0.46	207	2.0	0.0000	0.010	6	0.7	0.7	0.0	5.0	815.0	
	DS13	0.01	0.01	0.01	0.01	6.42	0.46	207	2.0	0.0000	0.010	6	1.1	0.7	0.0	5.0	815.0	

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THE LOCATION AND SIZE OF ALL UNDERGROUND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION NOR THE LOCATION OF UTILITIES NOT SHOWN.

WAREHOUSE AND OFFICE ADDITION FOR		CIVIL		CONTRACTOR		CONSULTING ENGINEERS	
 <i>golden state foods</i>		 <b>YACGY COLBY ASSOCIATES</b>		 <b>PARCO</b>		<b>CONSULTING ENGINEERS</b>	
JOB NO : 561216		DRAWN BY : MEM		DATE : 6-28-12		ELECTRICIAN :	
ISSUE DATE : 6-28-12		REVISIONS		NAME : <u>YACGY ASSOCIATES</u> ADDRESS : <u>2440 N. W. 53RD</u> CITY : <u>MIAMI, FL 33149</u> PHONE : <u>(305) 444-1111</u> FAX : <u>(305) 444-1111</u> E-MAIL : <u>YACGY@YACGY.COM</u> WEBSITE : <u>WWW.YACGY.COM</u>		NAME : <u>PARCO</u> ADDRESS : <u>2440 N. W. 53RD</u> CITY : <u>MIAMI, FL 33149</u> PHONE : <u>(305) 444-1111</u> FAX : <u>(305) 444-1111</u> E-MAIL : <u>PARCO@PARCO.COM</u> WEBSITE : <u>WWW.PARCO.COM</u>	
SHEET NUMBER		DR3		PROJECT : <u>WAREHOUSE AND OFFICE ADDITION FOR GOLDEN STATE FOODS</u> LOCATION : <u>2440 N. W. 53RD</u> CITY : <u>MIAMI, FL 33149</u> COUNTY : <u>DADE</u> STATE : <u>FL</u> ZIP : <u>33149</u> CLIENT : <u>GOLDEN STATE FOODS</u> ARCHITECT : <u>YACGY ASSOCIATES</u> ENGINEER : <u>PARCO</u> CONTRACTOR : <u>YACGY ASSOCIATES</u> DATE : <u>6-28-12</u> DRAWN BY : <u>MEM</u> CHECKED BY : <u>MEM</u> APPROVED BY : <u>MEM</u> SCALE : <u>AS SHOWN</u> NOTES : <u>SEE ALL SHEETS FOR DETAILS</u> REVISIONS : <u>1. REVISED FOR PERMITS</u> 2. REVISED FOR PERMITS 3. REVISED FOR PERMITS 4. REVISED FOR PERMITS 5. REVISED FOR PERMITS 6. REVISED FOR PERMITS 7. REVISED FOR PERMITS 8. REVISED FOR PERMITS 9. REVISED FOR PERMITS 10. REVISED FOR PERMITS 11. REVISED FOR PERMITS 12. REVISED FOR PERMITS 13. REVISED FOR PERMITS 14. REVISED FOR PERMITS 15. REVISED FOR PERMITS 16. REVISED FOR PERMITS 17. REVISED FOR PERMITS 18. REVISED FOR PERMITS 19. REVISED FOR PERMITS 20. REVISED FOR PERMITS 21. 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## PLANT LIST

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QUAN.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>SHADE TREES</b>					
7	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5" BB	
9	LA	TILIA AMERICANA	AMERICAN LINDEN	2.5" BB	
<b>EVERGREEN TREES</b>					
12	PI	PSUEDOTSUGA TAXIFOLIA	DOUGLAS FIR	6" HT 3B	
<b>DECIDUOUS SHRUBS</b>					
12	PO	PHYTOCAMPUS OPIULUS	COMMON NINEBARK	36" BB	
21	SY	SYRINGA MOUTRI PALIBIN	OWARF KOREAN LILAC	18" BB	
14	VO	VIBURNUM OPIULUS COMPACTUM	CRANBERRYBUSH	24" BB	

## GENERAL NOTES

- ALL NON-LANDSCAPE SURFACES MUST BE CAPED WITH A MINIMUM 6" TOPSOIL LAYER. TOPSOIL MATERIAL MUST BE IMPORTED ON SITE FROM A VERIFIED "CLEAN" SOIL SOURCE.
- ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND PROPER SEASONAL PLANTING PROCEDURES.
- ANY SUBSTITUTIONS, MODIFICATIONS, OR DEVIATIONS FROM THIS PLAN REQUIRE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE TO THE PLANTING DETAILS.
- ALL PLANTING BEDS TO RECEIVE 3" SHEDDED HARDWOOD MULCH.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, PRIOR TO DIGGING. CONSULT CITY RECORDS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES AND REGISTRY NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REMOVE ALL SITE FENCING DOCUMENTS PRIOR TO INSTALLATION. ANY CONTRACTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE NOTED.
- STAKE AND LAYOUT ALL PLANT LOCATIONS FOR APPROVAL OF LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL OTHER PLANTING AREAS NOT NOTED ARE TO BE MOWED/SEEDED WITH TURF GRASS AND MOWED 4 TIMES WEEKLY. SEED SHALL CONSIST OF FERTILIZED BLUEGRASS AND PERENNIAL RYEGRASS BLEND. PRIOR TO SEEDING, THE AREA TO BE SEEDING SHALL BE THOROUGHLY LOOSE AND GRADED TO TRUE GRASS AND FREE FROM ALL OBSTRUCTIONS, UNITS OR DEBRIS. ALL STICKS, STONES OR OTHER OBSTRUCTIONS MUST BE REMOVED PRIOR TO SEEDING. SOIL TO BE RESEED 1/2" BELOW PAVED AREAS. UNIFORMITY APPLY COMMERCIALLY BALANCED 5-20-5 FERTILIZER AT A RATE OF 20 LBS. PER 1,000 SQ FT INTO TOP 2" OF SOIL. KEEP SEEDING AREAS MOIST UNTIL ESTABLISHED.

PLUGS FROM AGGREGATE.  
25,631 SQ. FT.  
18" SPACING

WETLAND PLUG MIX 2:1 SEDGES TO WILDFLOWERS

SEDGES:  
(Space sedges 36 inches apart)  
*Carex vulpina* Fox Sedge

EQUAL AMOUNTS OF WILDFLOWERS:  
(Space flowers between sedges in groups of 3 to 4)

*Asclepias incarnata* Red Milkweed  
*Aster novae-angliae* New England Aster  
*Eupatorium perfoliatum* Horsetail  
*Liatris pycnostachya* Prairie blazing star  
*Ratibida pinnata* Yellow Coneflower

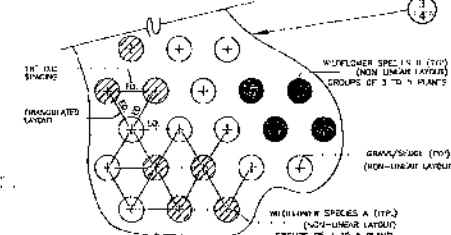
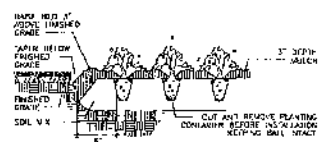
**DIGGERS HOTLINE**

Toll Free (800) 242-5571  
Milwaukee Area (414) 258-1181  
Hearing Impaired 720 (800) 542-2249  
www.diggershotline.com

THE LOCATION AND SIZE OF ALL UNDERGROUND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION NOR THE LOCATION OF OTHERS NOT SHOWN.

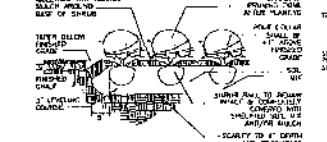
## 1 PLUG PLANTING DETAIL

SCALE: N.T.S.



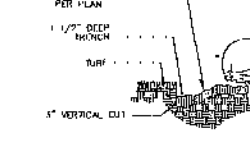
## 2 SHRUB PLANTING DETAIL

SCALE: N.T.S.



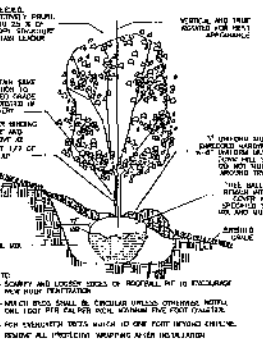
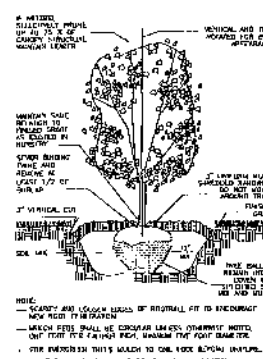
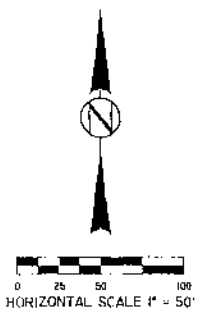
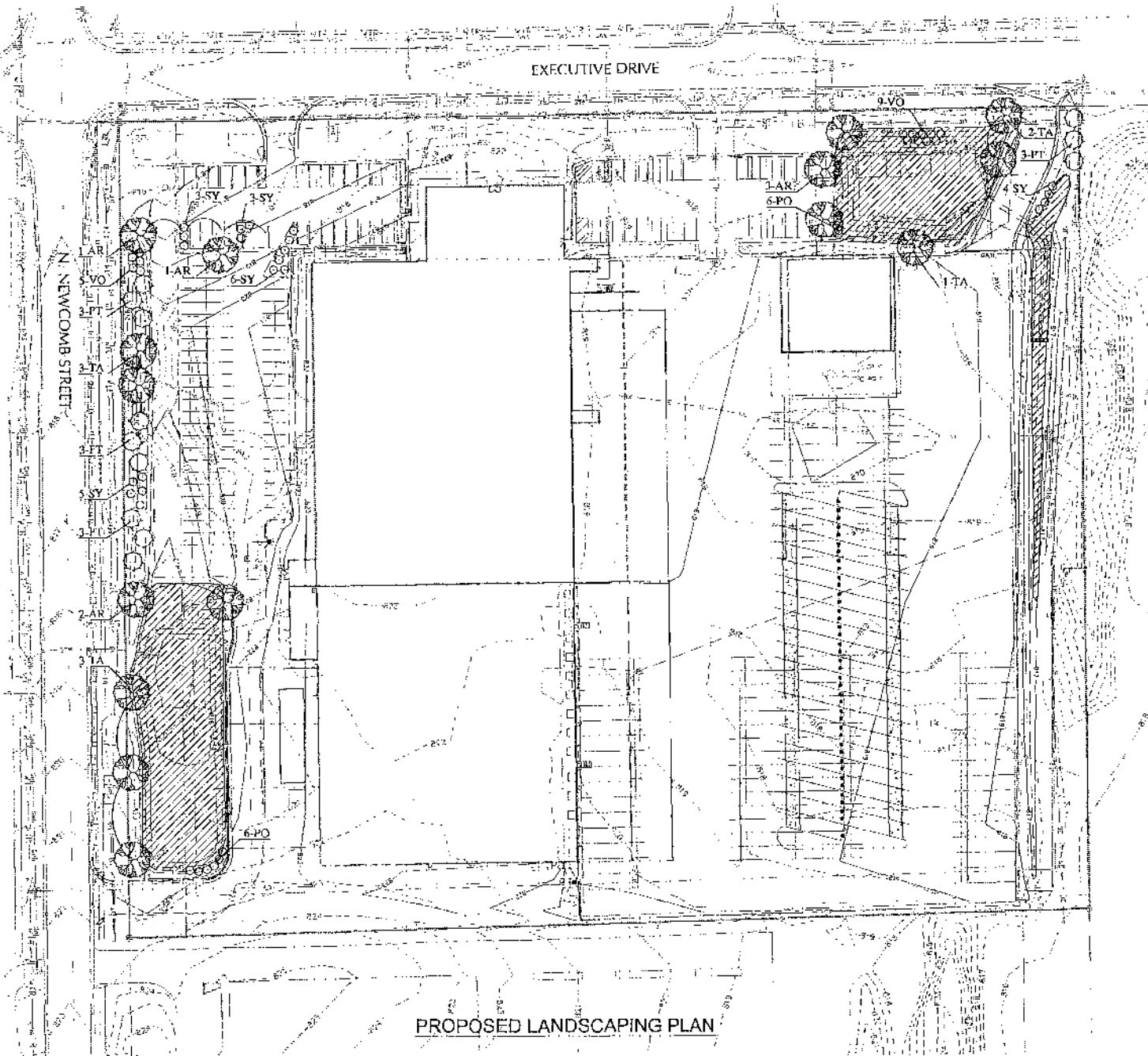
## 3 BED EDGE DETAIL

SCALE: N.T.S.



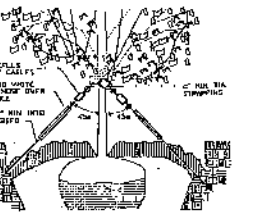
## 4 TREE PROTECTION DETAIL

SCALE: N.T.S.



## 6 TREE PLANTING DETAIL

SCALE: N.T.S.



## 5 TREE CUYING DETAIL

SCALE: N.T.S.



**CONSULTING ENGINEERS**  
ELECTRICAL  
MECHANICAL  
PLUMBING  
FIRE PROTECTION  
GENERAL CONTRACTOR

**CONTRACTOR**  
YAGGY COLBY ASSOCIATES  
729 EXECUTIVE DR. - WHITEWATER, WI 53190  
TEL: 262-444-8888  
WWW.YAGGYCOLBY.COM

**WAREHOUSE AND OFFICE ADDITION FOR**  
golden state foods  
729 EXECUTIVE DR. - WHITEWATER, WI 53190

JOB NO: SJ1218  
DRAWN BY: MFM  
ISSUE DATE: 6-26-12

**REVISIONS**

**SHEET NUMBER**  
L1



## PLANT LIST

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QUAN.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>SHADE TREES</b>					
8	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.6" DB	
8	TA	TILIA AMERICANA	AMERICAN LINDEN	2.6" DB	
<b>EVERGREEN TREES</b>					
12	PT	PSEUDOTSUGA TAXIFOLIA	DOUGLAS FIR	8" HT. BB	
<b>DECIDUOUS SHRUBS</b>					
12	PO	PHYSCARPUS OPULUS	COMMON KIMBARK	36" BB	
14	SY	SYRINGA MEYERI 'PALIBRY'	DWARF KOREAN LILAC	18" BB	
14	VQ	VIBURNUM OPULUS 'COMPACTUM'	CRANBERRYBUSH	24" BB	

## GENERAL NOTES

- ALL NON-HARDSCAPE SURFACES MUST BE COVERED WITH A MINIMUM 5" TOPSOIL LAYER. TOPSOIL MATERIAL MUST BE IMPORTED ON SITE FROM A VERIFIED "CLEAN" SOIL SOURCE.
- ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND PROPER SEASONAL PLANTING PROCEDURES.
- ANY SUBSTITUTIONS, MODIFICATIONS, OR DEVIATIONS FROM THIS PLAN REQUIRE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE TO THE PLANTING DETAILS.
- ALL PLANTING BEDS TO RECEIVE 5" SHREDDED HARDWOOD MULCH.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- STAKE AND LAYOUT ALL PLANT LOCATIONS FOR APPROVAL OF LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL OTHER PLANTING AREAS NOT ILLUSTRATED ARE TO BE HYDRO-SEEDING WITH TURF GRASS AND WOOD FIBER MULCH. SEED SHALL CONSIST OF KENTUCKY BLUEGRASS AND PENNSYLVANIA RED FESCUE BLEND. PRIOR TO SEEDING, THE AREA TO BE SEEDING SHALL BE THOROUGHLY LOOSEND AND GRADED TO TRUE LINES AND FREE FROM ALL OBSTRUCTIONS, LUMPS OR ROCKS. ALL STICKS, STONES OR OTHER OBSTRUCTIVE MATERIAL OVER 1" SHALL BE REMOVED FROM THE SOIL. SOIL TO BE RECESSED 1/2" BELOW PAVED AREAS. UNIFORMLY APPLY COMMERCIAL BALANCED 5-10-5 FERTILIZER AT A RATE OF 20 LBS PER 1,000 SQ FT INTO TOP 2" OF SOIL. KEEP SEEDING AREAS MOIST UNTIL ESTABLISHED.

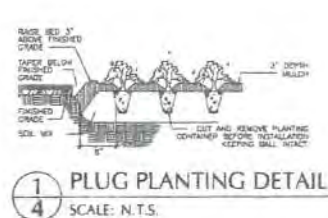
PLUGS FROM AGROCOL  
25 X 31 SQ FT  
18" SPACING

WETLAND PLUG MIX 2:1 SEDGES TO WILDFLOWERS

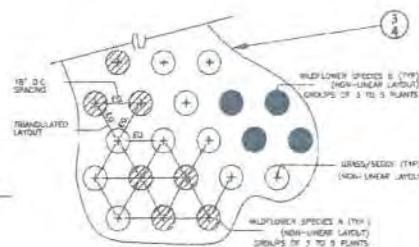
SEDGES:  
(Space sedges 36 inches apart)  
*Carex vulpina* Fox Sedge

EQUAL AMOUNTS OF WILDFLOWERS:  
(Space flowers between sedges in groups of 3 to 4)

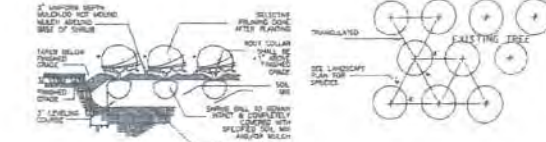
*Asclepias incarnata* Red Milkweed  
*Aster novae-angliae* New England Aster  
*Eupatorium perfoliatum* Boneset  
*Liatris pycnostachia* Prairie Blazing Star  
*Ranibida pinnata* Yellow Coneflower



1 PLUG PLANTING DETAIL  
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL  
SCALE: N.T.S.



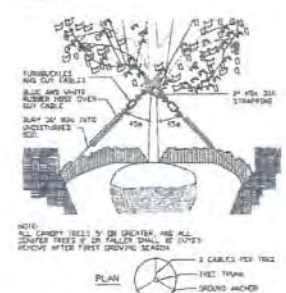
3 BED EDGE DETAIL  
SCALE: N.T.S.



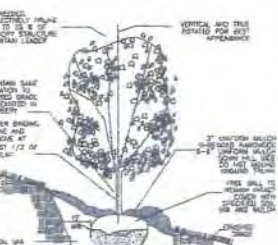
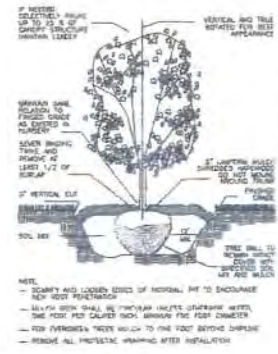
4 TREE PROTECTION DETAIL  
SCALE: N.T.S.

5 TREE GUYING DETAIL  
SCALE: N.T.S.

6 TREE PLANTING DETAIL  
SCALE: N.T.S.



## PROPOSED LANDSCAPING PLAN



**CONSULTING ENGINEERS**

**ELECTRICAL**

NEW YORK STATE, SITE IN  
ROCKLAND, N.Y. AREA  
E. BERT BAKER, D. 317.72.3376

**PLUMBING**

177 CHESTERFIELD INDUSTRIAL BLVD  
ROCKLAND, N.Y. 12564  
C. BAKA, D. 317.72.3376

**FIRE PROTECTION**

SHARBAUGH AND SON, L.P.  
1000 ROUTE 90, SUITE 100  
PORT WASHINGTON, N.Y. 11050  
C. JAMES BEEBE, P. 212.457.2726

**CONTRACTOR**

**ARCOC**

ARCOC Construction Corporation, Inc.  
800 NORTH ROCK HILL ROAD  
PORT WASHINGTON, N.Y. 11050  
P. 311.486.0172

**CIVIL**

**YAGGY COLBY ASSOCIATES**

601 MAPLE AVENUE  
PORT WASHINGTON, N.Y. 11050  
P. 311.486.0172  
WWW.YAGGY.COM

**WAREHOUSE AND OFFICE ADDITION FOR:**

**golden state foods**

729 EXECUTIVE DR. - WHITEWATER, WI 53190

**JOB NO.:**  
5J1218

**DRAWN BY:**  
MEM

**ISSUE DATE:**  
TBD

**REVISIONS**

1

**SHEET NUMBER**

L1



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12	PT	PSEUDOTSUGA TAXIFOLIA	DOUGLAS FIR	8' HT. BB	
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14	VO	VIBURNUM OPULUS 'COMPACTUM'	CRANBERRY BUSH	24" BB	

## GENERAL NOTES

ALL NON-HARDSCAPE SURFACES MUST BE COVERED WITH A MINIMUM 4" TOPSOIL LAYER. TOPSOIL MATERIAL MUST BE MIXED ON SITE FROM A VERIFIED "CLEAN" SOIL SOURCE.

ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND PROPER SEASONAL PLANTING PROCEDURES.

ANY SUBSTITUTIONS, MODIFICATIONS, OR DEVIATIONS FROM THIS PLAN REQUIRE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE TO THE PLANTING DETAILS.

ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH.

THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES INCLUDING IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.

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**DIGGERS HOTLINE**

Toll Free (800) 242-8511  
Midwestern Area (414) 288-1151  
Hearing Impaired TDD (800) 543-3289

www.diggershotline.com

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PLUGS FROM AGRECOL  
25,831 SQ FT  
18" SPACING

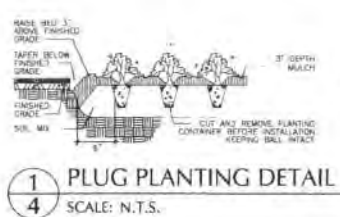
WETLAND PLUG MIX 2:1 SEDGES TO WILDFLOWERS

SEDGES:  
(Space sedges 36 inches apart)  
*Carex vulpina*

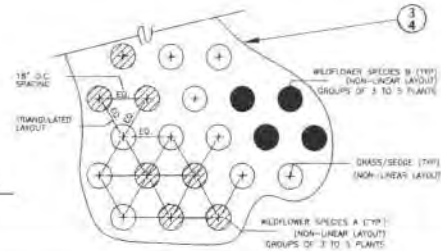
Fox Sedge

EQUAL AMOUNTS OF WILDFLOWERS:  
(Space flowers between sedges in groups of 3 to 4)

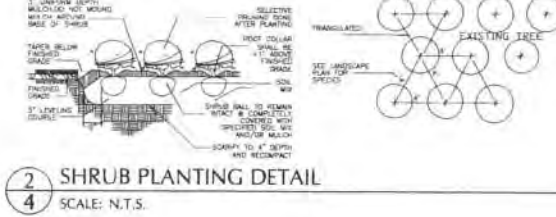
*Asclepias incarnata* Red Milkweed  
*Aster novae-angliae* New England Aster  
*Eupatorium perfoliatum* Boneset  
*Liatris pycnostachia* Prairie Blazing Star  
*Ratibida pinnata* Yellow Coneflower



1 PLUG PLANTING DETAIL  
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL  
SCALE: N.T.S.



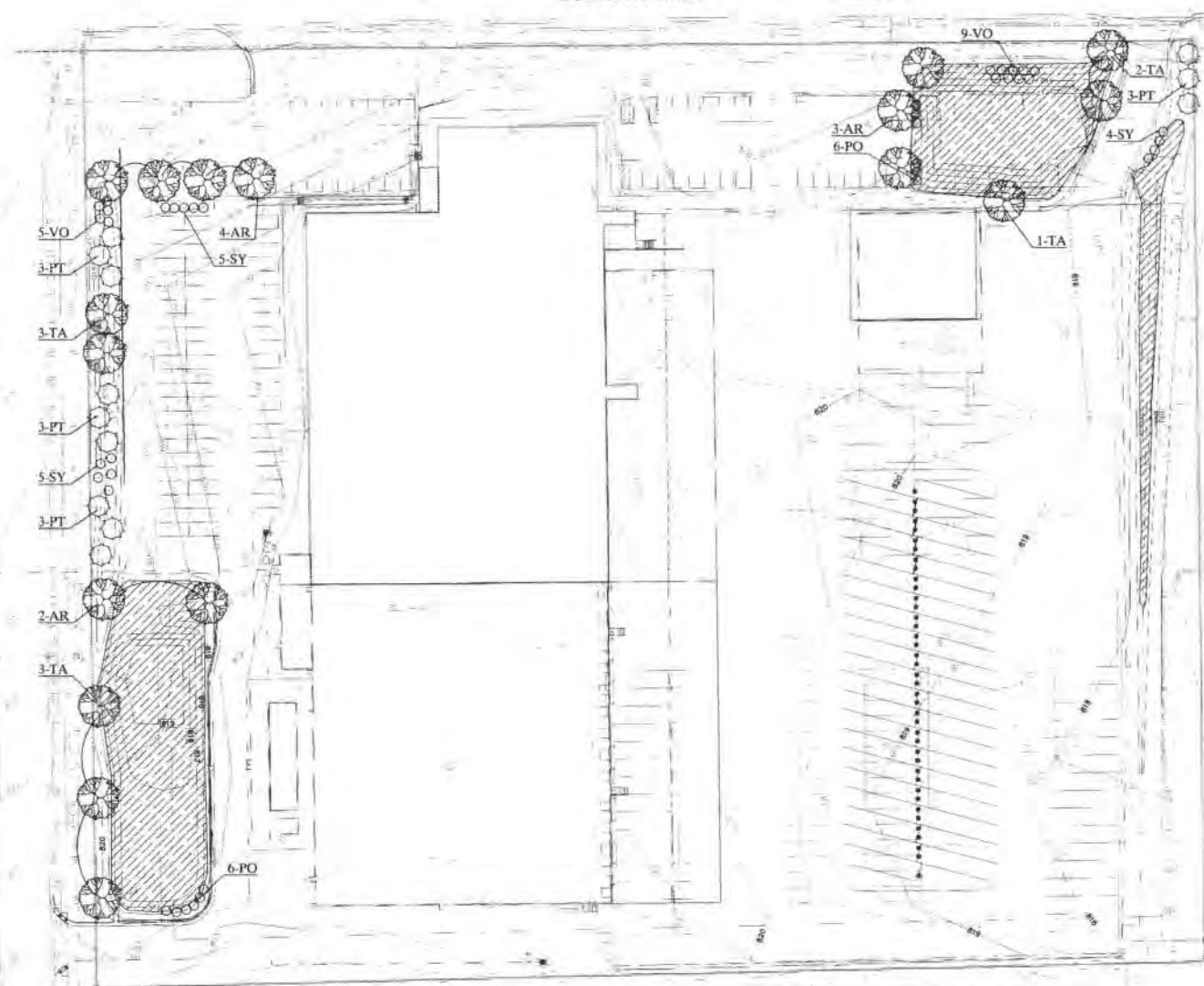
3 BED EDGE DETAIL  
SCALE: N.T.S.



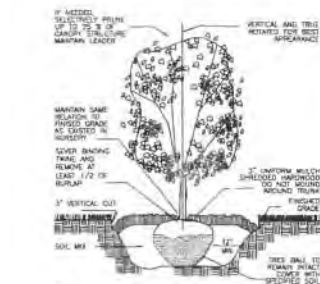
4 TREE PROTECTION DETAIL  
SCALE: N.T.S.

N. NEWCOMB STREET

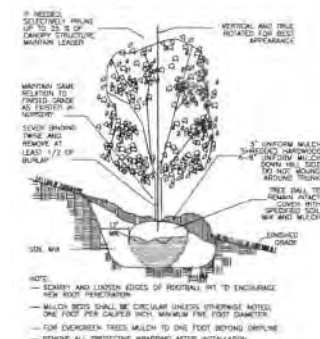
EXECUTIVE DRIVE



PROPOSED LANDSCAPING PLAN



5 TREE CUYING DETAIL  
SCALE: N.T.S.



6 TREE PLANTING DETAIL  
SCALE: N.T.S.

CONSULTING ENGINEERS

ELECTRICAL

MECHANICAL

CIVIL

WAREHOUSE AND OFFICE ADDITION FOR:

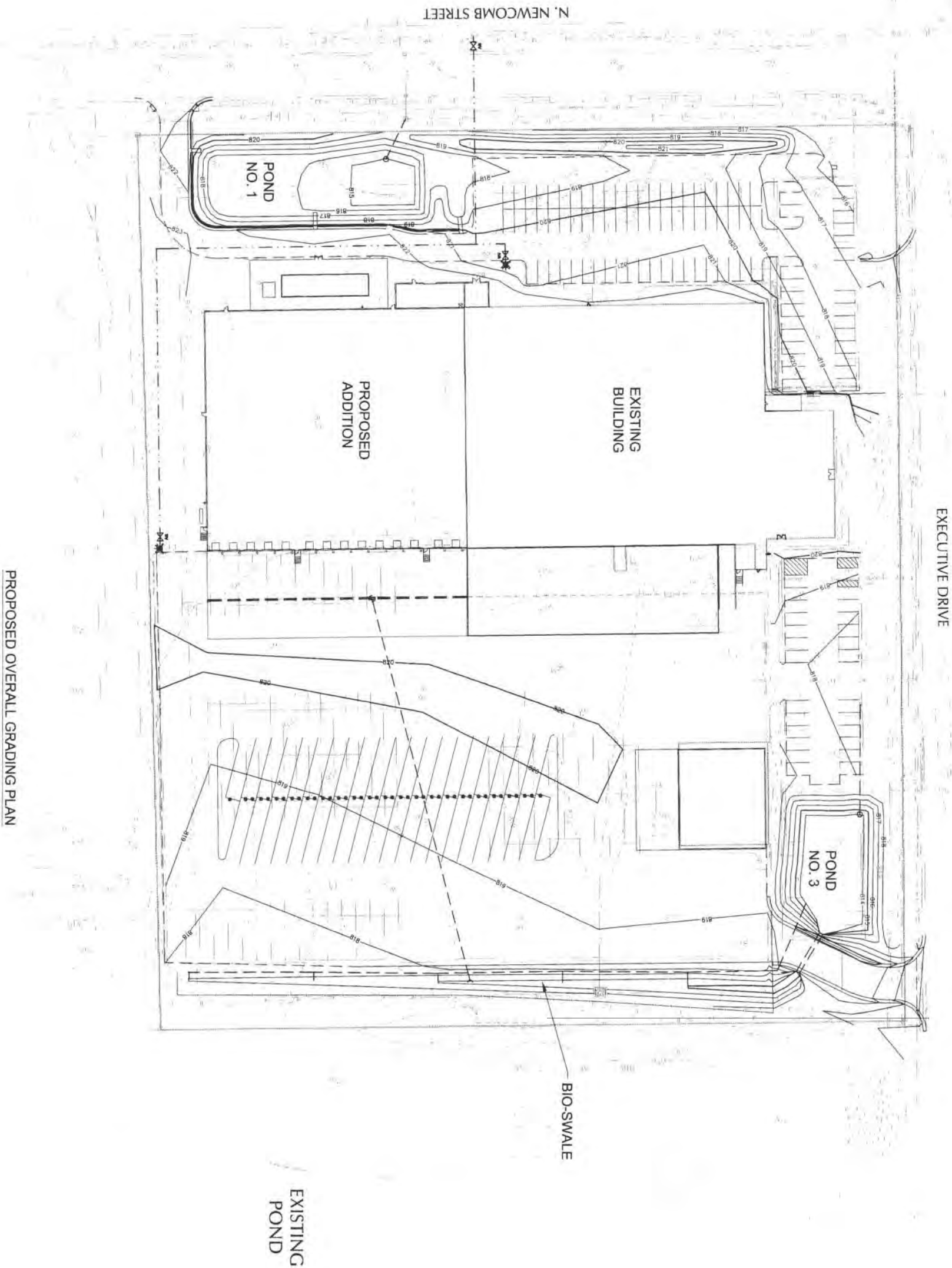
golden state foods

729 EXECUTIVE DR. - WHITEWATER, WI 53190

JOB NO. SJ1218  
DRAWN BY MEM  
ISSUE DATE TBD

REVISIONS

SHEET NUMBER L1



PROPOSED OVERALL GRADING PLAN

**DIGGERS HOTLINE**  
Total Free (800) 242-2511  
Milwaukee Area (414) 256-1181  
Huntington Area (800) 242-2511  
www.diggershotline.com

THE LOCATION AND SIZE OF ALL UNDERGROUND STRUCTURES SHOWN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THE LOCATION OR OTHERS NOT SHOWN.

WAREHOUSE AND OFFICE ADDITION FOR:



729 EXECUTIVE DR. - WHITEWATER, WI 53190

CIVIL



201 MAPLE AVENUE  
DELAWARE, WISCONSIN 53018  
(919) 262-6455 (F) 262-645-6864  
WWW.YAGGY.COM

CONTRACTOR



800 NORTH ROCK HILL ROAD  
ST. LOUIS, MISSOURI 63118  
(314) 483-0715

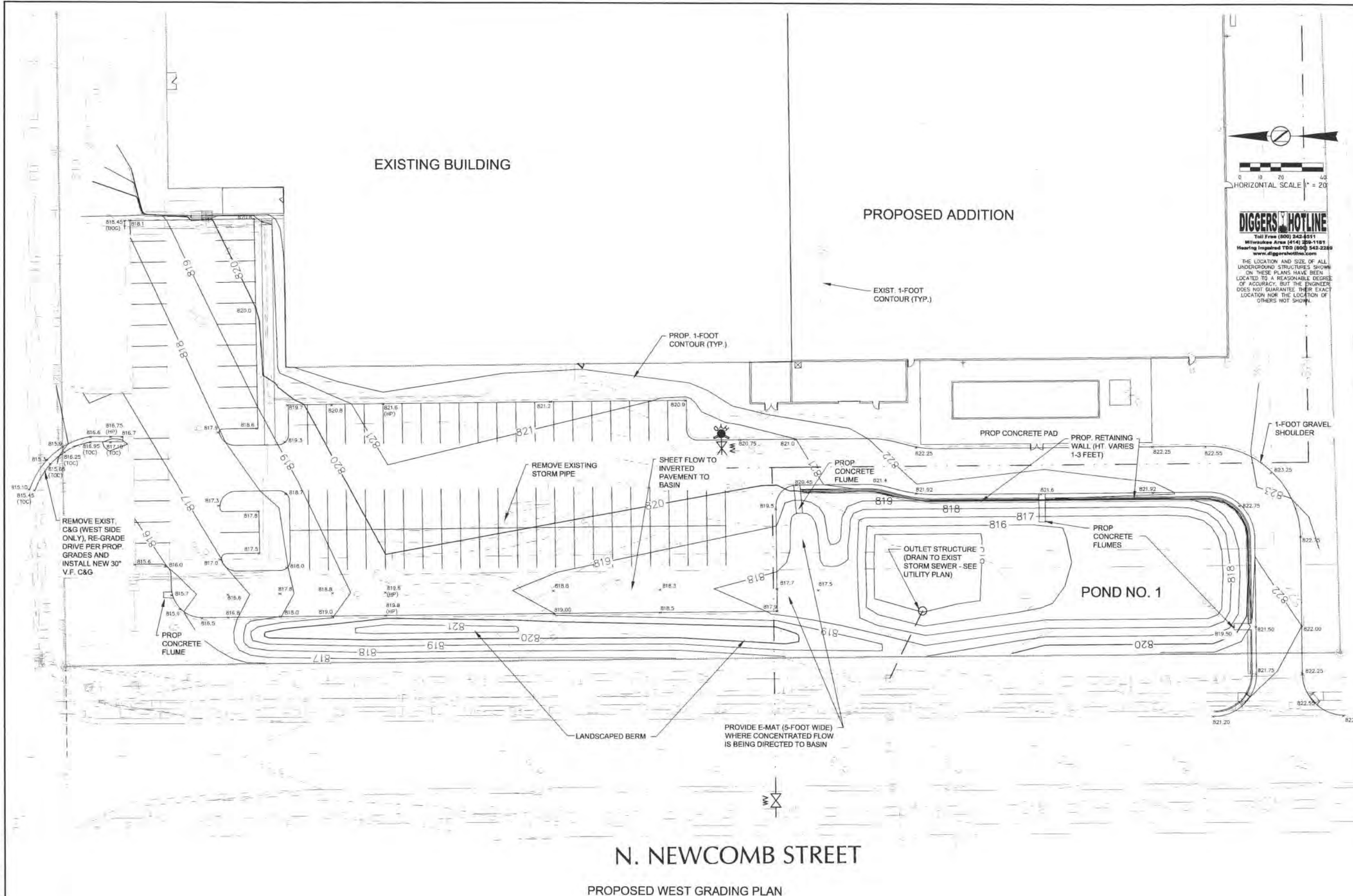
CONSULTING ENGINEERS

CIVIL: YAGGY COLBY ASSOCIATES  
501 MAPLE AVENUE  
DELAWARE, WI 53018  
C. KETH KINERD - P. 262.646.8855  
STEEL: QUEST  
8180 CORPORATION PARK DR, STE 200  
CINCINNATI, OH 45242  
C. JASON BROSENER - P. 513.772.5030  
MECHANICAL: ICON MECHANICAL  
1618 CLIFELAND AVENUE  
GRANITE CITY, IL 62040  
C. TIM SCHAEFFER - P. 618.452.0035

ELECTRICAL: INPWR  
15640 DEME DRIVE, STE M  
INDIANAPOLIS, IN 46236  
C. BRENT BAGGER - P. 317.723.3375  
PLUMBING: TENNELL AND ASSOCIATES, INC.  
177 CHESTERFIELD INDUSTRIAL BLVD  
CHESTERFIELD, MO 63025  
C. DANA TENNELL - P. 636.537.3088  
FIRE PROTECTION: SHAMBAUGH AND SON LP  
784 OPPORTUNITY DRIVE  
FORT WAYNE, IN 46825  
C. JASON BIDDLE - P. 260.487.2180

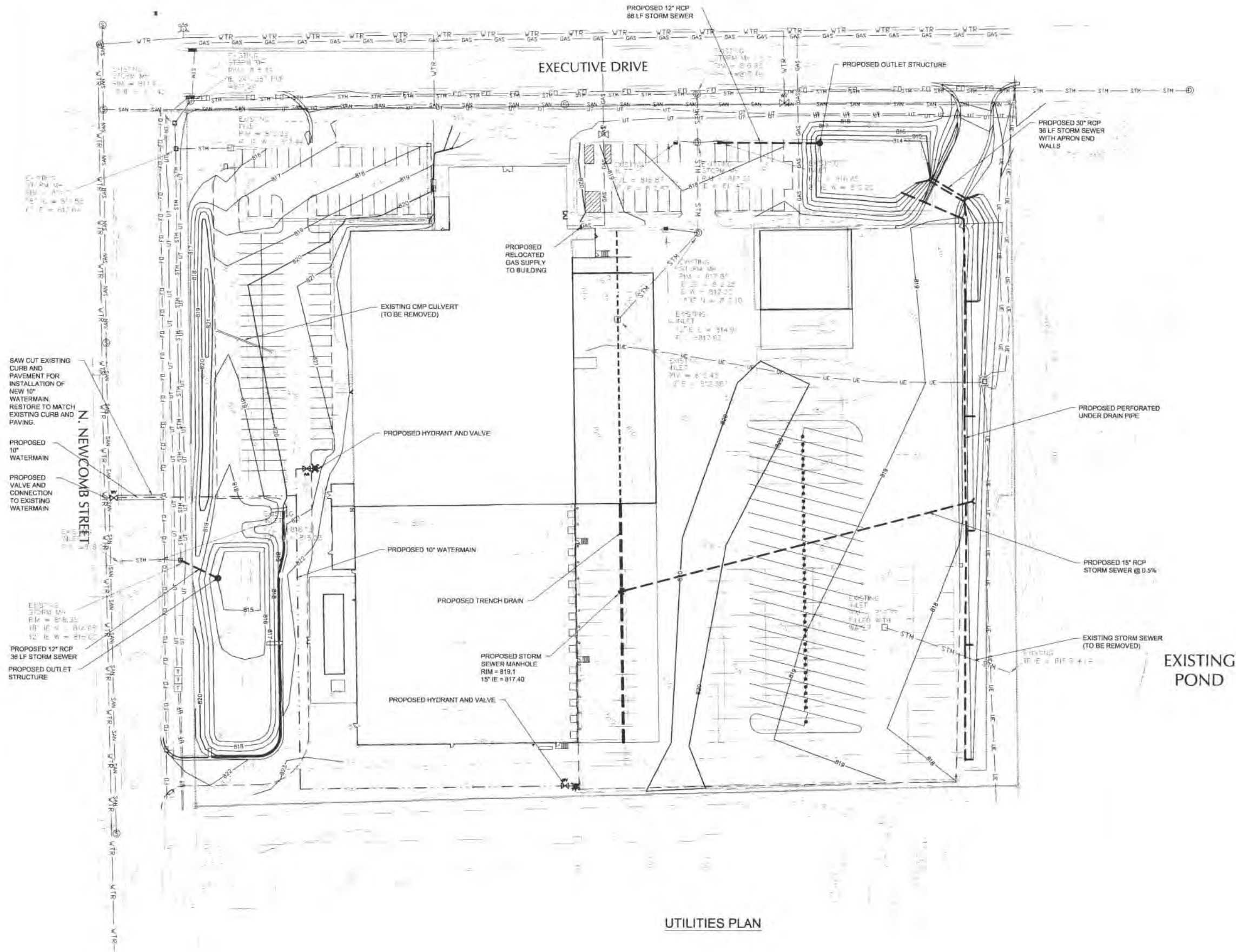
SHEET NUMBER  
C1





D:\15957\dw\ENC\Sheet1\15950 SITEPLAN.dwg







NOTE:  
NO ADDITIONAL EXTERIOR SANITARY  
SEWER SERVICE IS REQUIRED FOR  
THIS PROJECT.

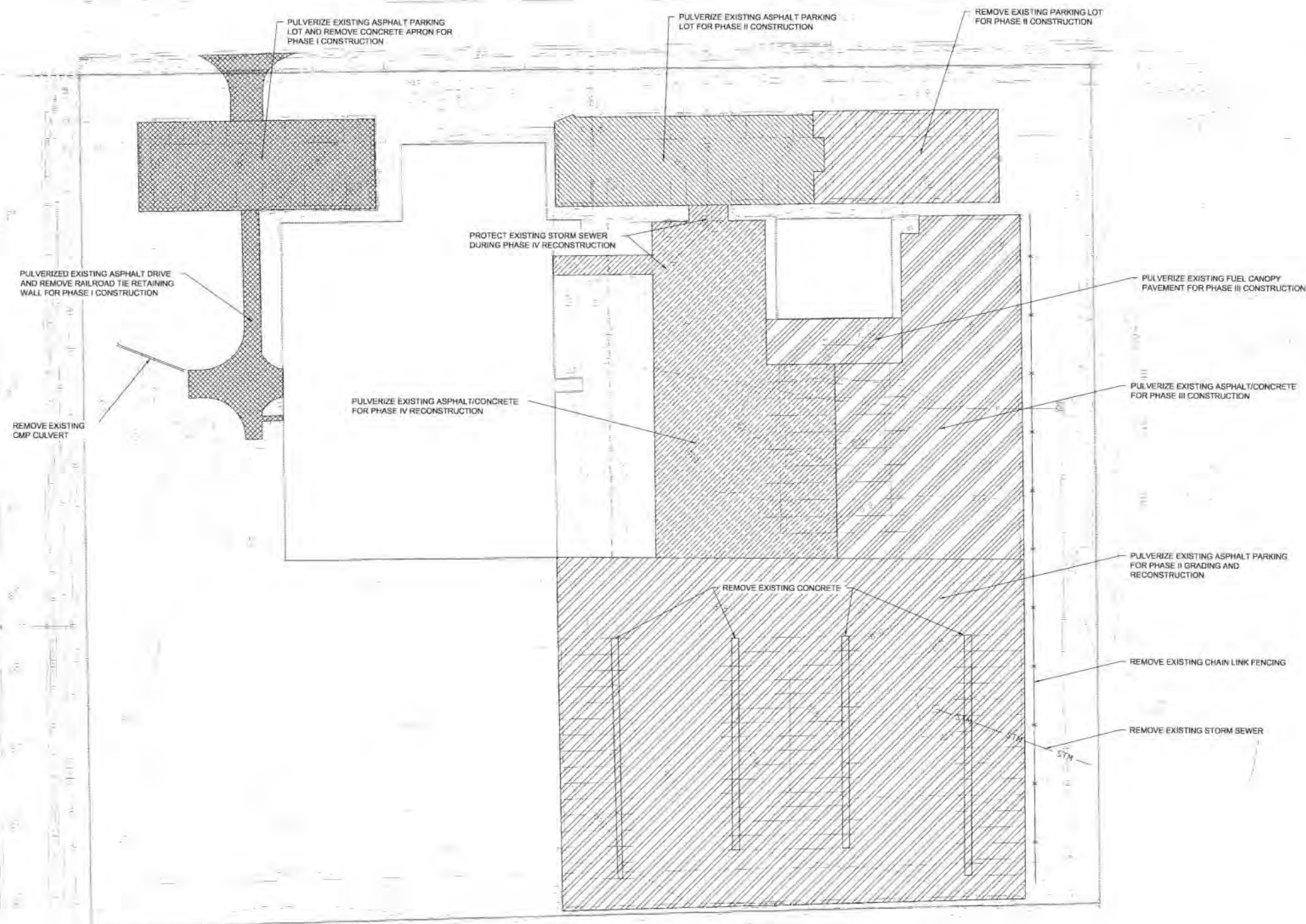
**DIGGERS HOTLINE**  
Toll Free (800) 343-8511  
Milwaukee Area (414) 250-1181  
Hearing Impaired TDD (800) 343-2280  
www.diggershotline.com

THE LOCATION AND SIZE OF ALL  
UNDERGROUND STRUCTURES SHOWN  
ON THESE PLANS HAVE BEEN  
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OF ACCURACY, BUT THE ENGINEER  
DOES NOT GUARANTEE THEIR EXACT  
LOCATION NOR THE LOCATION OF  
OTHERS NOT SHOWN.

<b>WAREHOUSE AND OFFICE ADDITION FOR:</b>   <i>golden state foods</i>  729 EXECUTIVE DR. - WHITEWATER, WI 53190	
JOB NO : SJ1218	
DRAWN BY : MEM	
ISSUE DATE : TBD	
REVISIONS 	
SHEET NUMBER <b>C4</b>	

<b>CONSULTING ENGINEERS</b>	
<b>CIVIL</b> YACGY COLBY ASSOCIATES 1501 W. WISCONSIN AVE. DULUTH, WI 54806 TEL: 715.261.4400 WWW.YACGY.COM	<b>ELECTRICAL</b> NEWER 177 CHESFIELD INDUSTRIAL BLVD DULUTH, WI 54806 TEL: 715.261.4400 WWW.YACGY.COM
<b>STRUCTURAL</b> YACGY COLBY ASSOCIATES 1501 W. WISCONSIN AVE. DULUTH, WI 54806 TEL: 715.261.4400 WWW.YACGY.COM	<b>PLUMBING</b> YACGY COLBY ASSOCIATES 1501 W. WISCONSIN AVE. DULUTH, WI 54806 TEL: 715.261.4400 WWW.YACGY.COM
<b>MECHANICAL</b> YACGY COLBY ASSOCIATES 1501 W. WISCONSIN AVE. DULUTH, WI 54806 TEL: 715.261.4400 WWW.YACGY.COM	<b>FIRE PROTECTION</b> YACGY COLBY ASSOCIATES 1501 W. WISCONSIN AVE. DULUTH, WI 54806 TEL: 715.261.4400 WWW.YACGY.COM





N. NEWCOMB STREET

EXECUTIVE DRIVE

CAR ASPHALT

- 3-INCHES ASPHALT (2 LIFTS)
- 1 1/4-INCHES SURFACE COURSE
- 1 3/4-INCHES BINDER COURSE
- 8-INCHES OF CRUSHED AGGREGATE BASE COURSE

DRIVEWAY RAMPS AND APRONS

- 7-INCH THICK REINFORCED CONCRETE PAVEMENT WITH #4 RE-BARS, 18" O.C. (BOTH DIRECTIONS) OVER 4" COMPACTED AGGREGATE

TRUCK ASPHALT

- 5-INCHES OF ASPHALT (3 LIFTS)
- 1 1/2-INCHES SURFACE
- 3 1/2-INCHES BINDER (2 LIFTS)
- 12-INCHES OF CRUSHED AGGREGATE BASE COURSE

LOADING DOCK

- 8-INCH THICK REINFORCED CONCRETE PAVEMENT WITH #4 RE-BARS 18" O.C. (BOTH DIRECTIONS) OVER 4" OF COMPACTED AGGREGATE

EXISTING POND



PROPOSED PAVING PLAN

**DIGGERS HOTLINE**

Toll Free (800) 242-8511  
Milwaukee Area (414) 258-1181  
Hearing Impaired TDD (400) 542-2289  
www.diggershotline.com

THE LOCATION AND SIZE OF ALL UNDERGROUND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN LOCATED TO A REASONABLE DEGREE OF ACCURACY, BUT THE ENGINEER DOES NOT GUARANTEE THEIR EXACT LOCATION NOR THE LOCATION OF OTHERS NOT SHOWN.

CONSULTING ENGINEERS

CIVIL	YAGGY COLBY ASSOCIATES DIANE M. YAGGY, P.E. 1777 CHESTERFIELD INDUSTRIAL BLVD FOOT LAKE, WISCONSIN 53108 C. DANIELA, P.E. 800.337.3888 C. DANIELA, P.E. 800.337.3888 C. DANIELA, P.E. 800.337.3888
ELECTRICAL	YAGGY COLBY ASSOCIATES DIANE M. YAGGY, P.E. 1777 CHESTERFIELD INDUSTRIAL BLVD FOOT LAKE, WISCONSIN 53108 C. DANIELA, P.E. 800.337.3888 C. DANIELA, P.E. 800.337.3888 C. DANIELA, P.E. 800.337.3888
MECHANICAL	YAGGY COLBY ASSOCIATES DIANE M. YAGGY, P.E. 1777 CHESTERFIELD INDUSTRIAL BLVD FOOT LAKE, WISCONSIN 53108 C. DANIELA, P.E. 800.337.3888 C. DANIELA, P.E. 800.337.3888 C. DANIELA, P.E. 800.337.3888
STRUCTURAL	YAGGY COLBY ASSOCIATES DIANE M. YAGGY, P.E. 1777 CHESTERFIELD INDUSTRIAL BLVD FOOT LAKE, WISCONSIN 53108 C. DANIELA, P.E. 800.337.3888 C. DANIELA, P.E. 800.337.3888 C. DANIELA, P.E. 800.337.3888

CONTRACTOR



CIVIL



WAREHOUSE AND OFFICE ADDITION FOR:

**gsf**  
golden state foods  
729 EXECUTIVE DR. - WHITEWATER, WI 53190

JOB NO.: SJ1218  
DRAWN BY: MEM  
ISSUE DATE: TBD

REVISIONS  
1. REVISED PER COMMENTS ON THE PLANS  
2. REVISED PER COMMENTS ON THE PLANS  
3. REVISED PER COMMENTS ON THE PLANS  
4. REVISED PER COMMENTS ON THE PLANS  
5. REVISED PER COMMENTS ON THE PLANS

SHEET NUMBER:  
**C6**





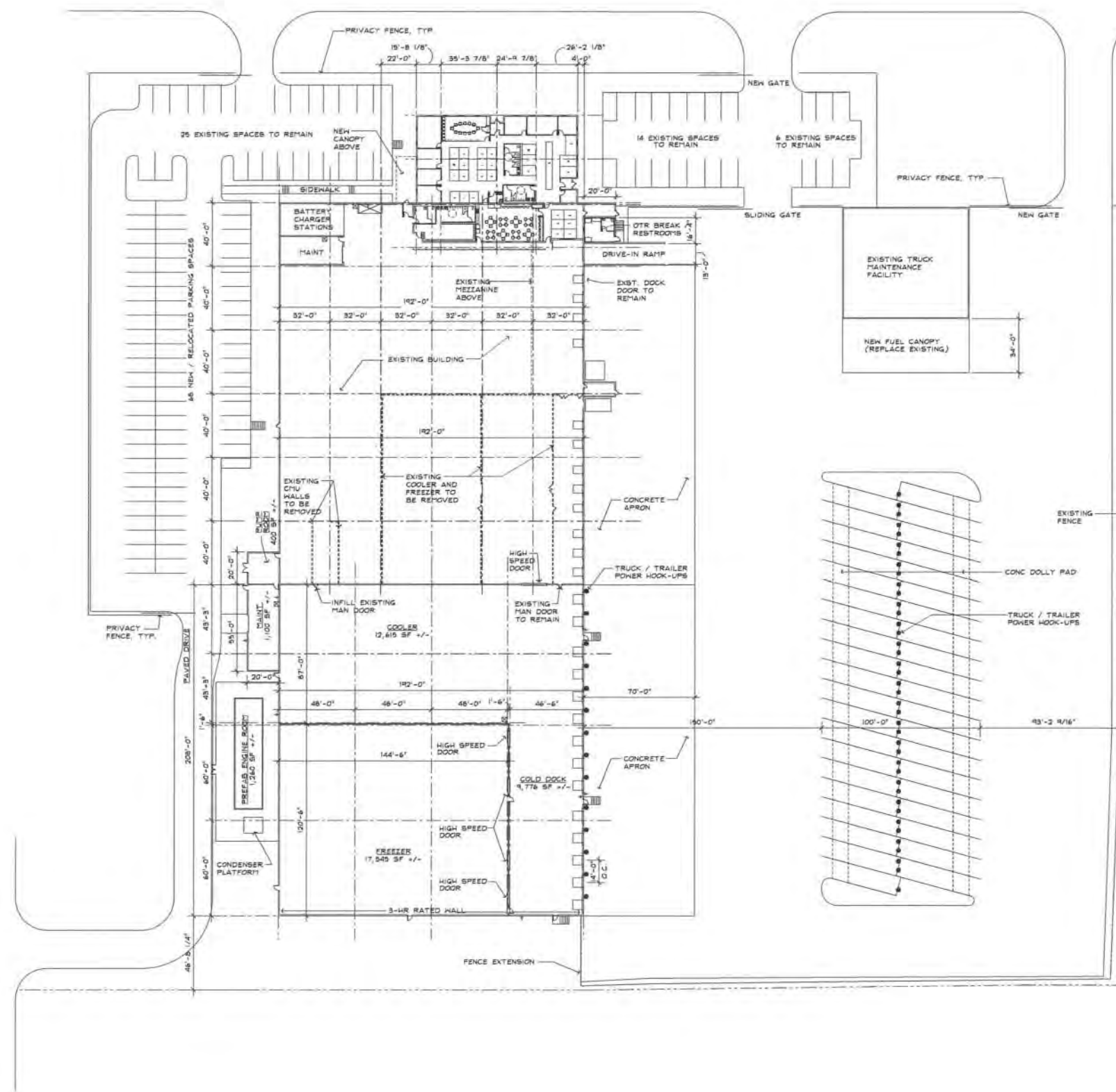


# PRELIMINARY SITE PLAN

40' 120'  
SCALE: 1" = 40'-0"

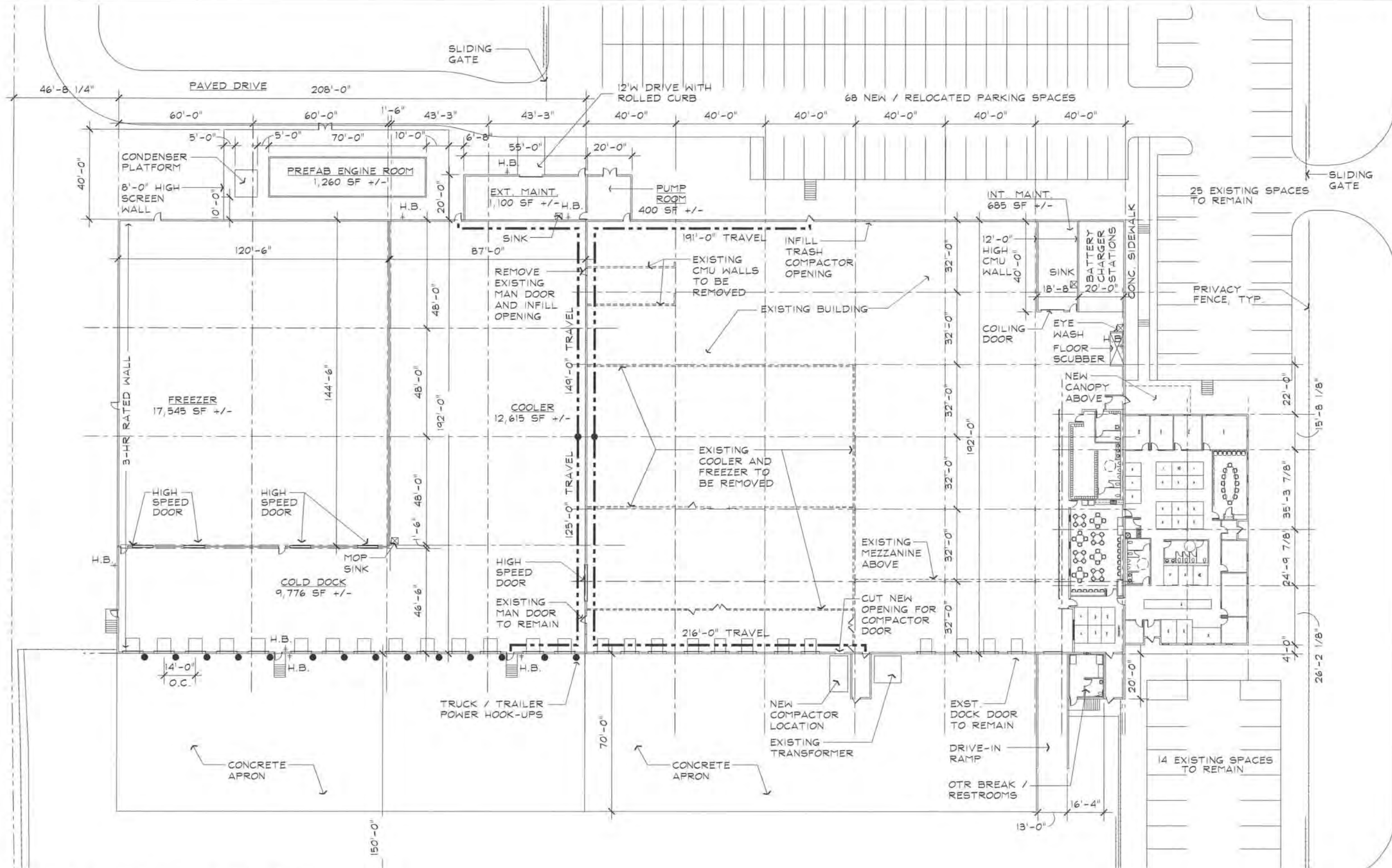
## Golden State Foods - A2

SJ1218-06.11.2012



*gsf*  
golden state foods

**ARCO**  
National Construction Company, Inc.  
**GMA** ARCHITECTS, INC.  
DESIGN · INTERIORS · PLANNING



SCALE: 1" = 20'-0"

## PRELIMINARY FLOOR PLAN

# Golden State Foods - A3

SJ1218-06.11.2012

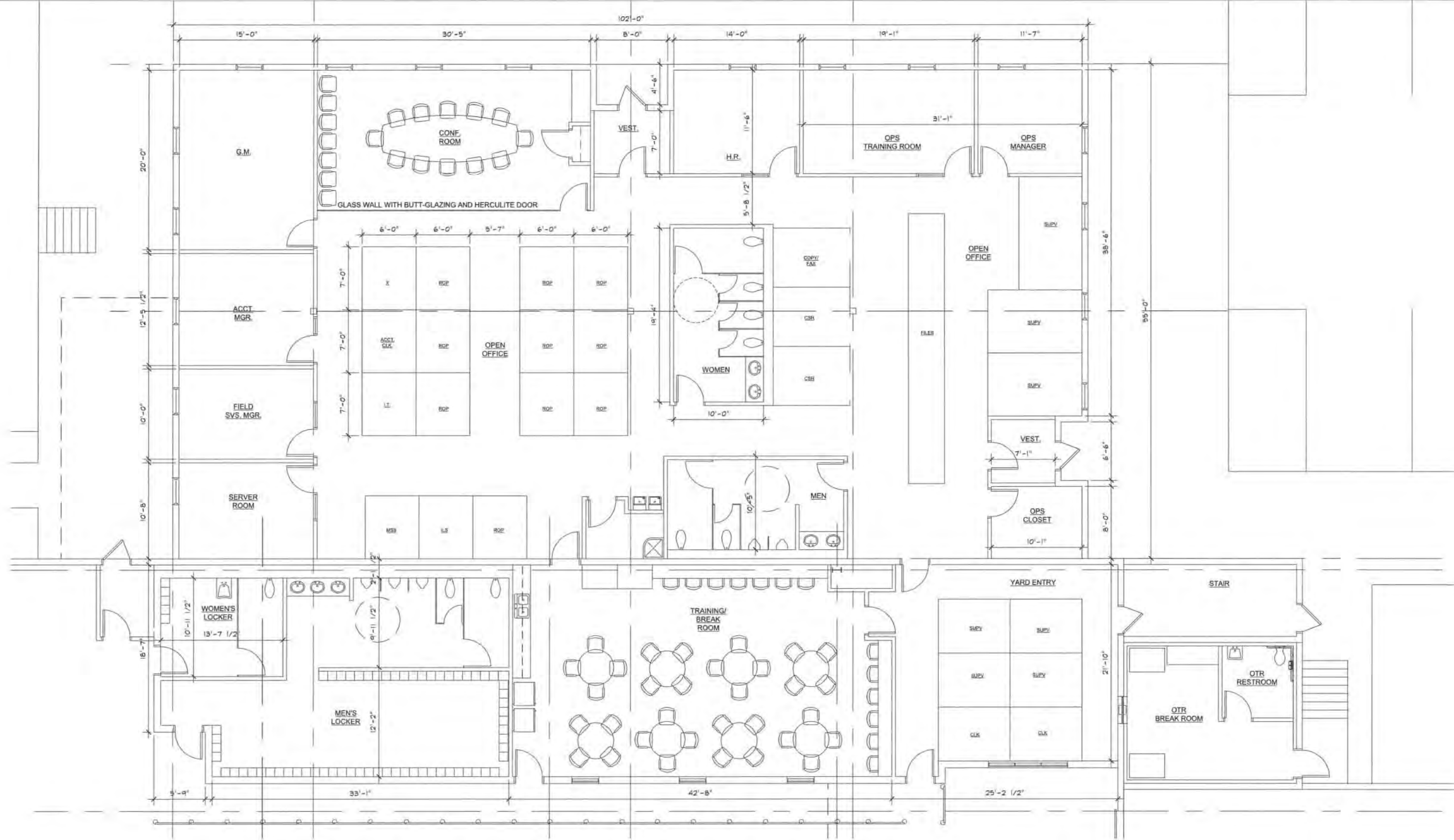


*gsf*  
golden state foods

**ARCO**  
National Construction Company, Inc.

**GMA** ARCHITECTS, INC.  
DESIGN • INTERIORS • PLANNING





PRELIMINARY OFFICE LAYOUT

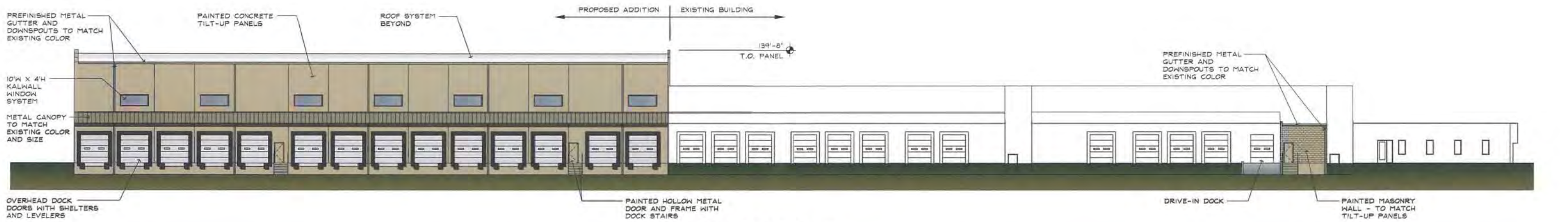
4' 8' 16'  
SCALE: 3/16" = 1'-0"

Golden State Foods - A4

SJ1218 - 06.11.2012



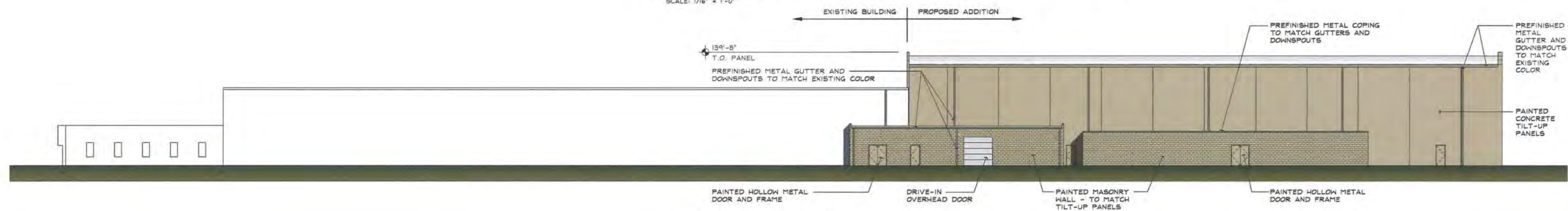




**EAST EXTERIOR ELEVATION**  
SCALE: 1/16" = 1'-0"



**SOUTH EXTERIOR ELEVATION**  
SCALE: 1/16" = 1'-0"



**WEST EXTERIOR ELEVATION**  
SCALE: 1/16" = 1'-0"

# PRELIMINARY EXTERIOR ELEVATIONS

16' 48'  
SCALE: 1/16" = 1'-0"

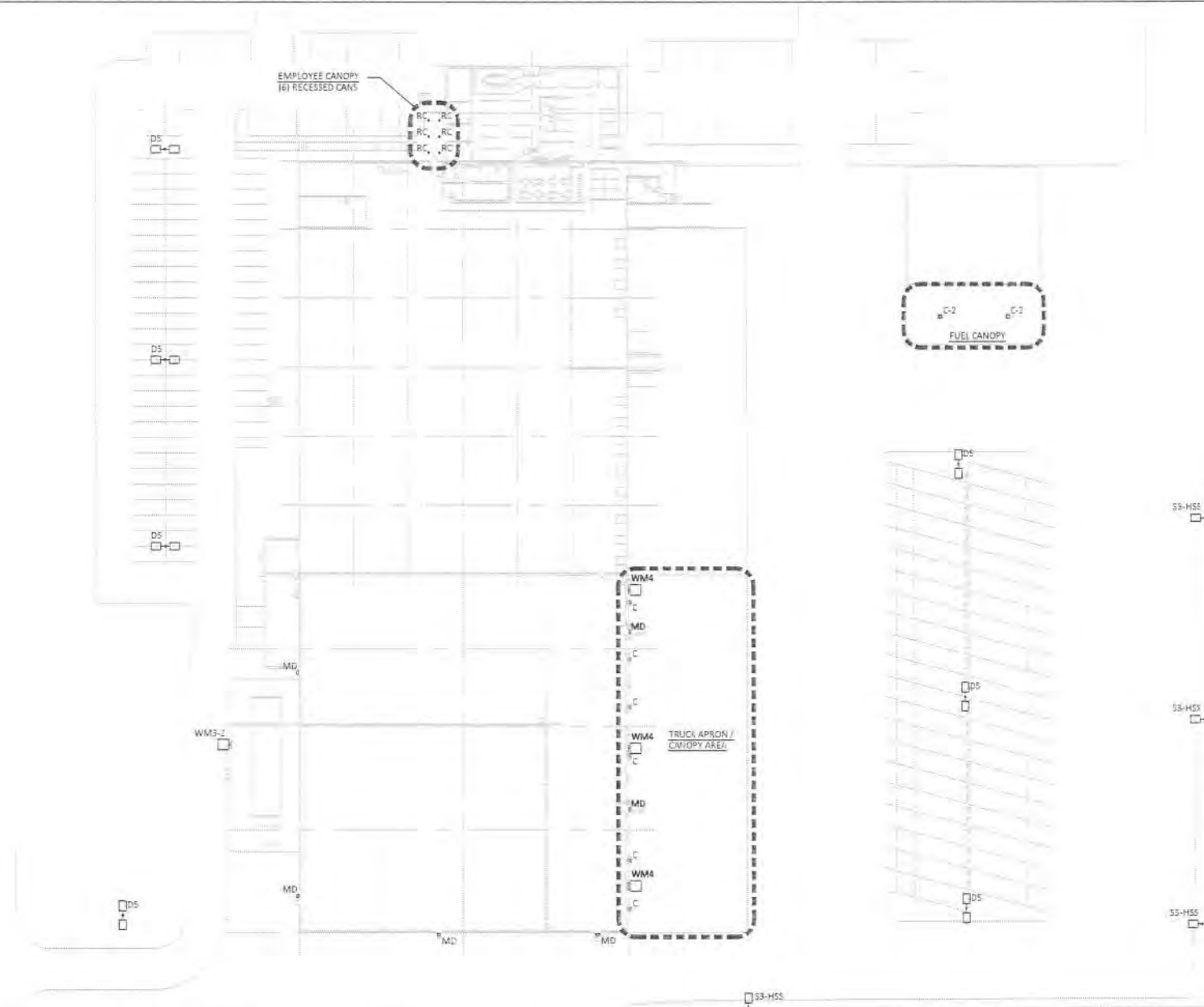
# Golden State Foods - A5

SJ1218 - 06.11.2012





- WHITEWATER, WI: CODE OF ORDINANCES  
CHAPTER 19.55: GENERAL PERFORMANCE STANDARDS  
CHAPTER 19.57.550: OUTDOOR LIGHTING STANDARDS
- MAX FIXTURE HEIGHT: 35' (INCLUDES POLE AND BASE)
  - MAX FC LEVEL: AT GRADE
    - @ PARKING LOT: -2.5FC
    - @ PROPERTY LINE (ADDITIONAL OTHER): 2.0FC
  - FULL CUT OFF REQUIRED
  - LOCATION: NOT WITHIN 3 FEET OF PROPERTY LINE



 1  
E1.0  
ELECTRICAL SITE PLAN  
SCALE: 1" = 40'-0"

WAREHOUSE AND OFFICE ADDITION FOR:



729 EXECUTIVE DR. - WHITEWATER, WI 53191

ARCHITECT



BESTIGHT INCORPORATED  
11111 WISCONSIN AVE  
FOND DU LAC, WI 54601  
(920) 214-4000 FAX (920) 214-4001  
WWW.CMA-ARCHITECTS.COM

CONTRACTOR



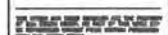
MARGO CONSTRUCTION COMPANY, INC.  
30711 WISCONSIN AVE  
FOND DU LAC, WI 54601  
(920) 214-4000 FAX (920) 214-4001  
WWW.MARGOCONSTRUCTION.COM

CONSULTING ENGINEERS

CIVIL	ELECTRICAL	MECHANICAL
VICKY ECKHART, P.E. 1000 WISCONSIN AVE FOND DU LAC, WI 54601 (920) 214-4000 FAX (920) 214-4001 WWW.VICKYECKHART.COM	TERRY L. BENTLEY, P.E. 1000 WISCONSIN AVE FOND DU LAC, WI 54601 (920) 214-4000 FAX (920) 214-4001 WWW.TERRYBENTLEY.COM	JASON BRUCE, P.E. 1000 WISCONSIN AVE FOND DU LAC, WI 54601 (920) 214-4000 FAX (920) 214-4001 WWW.JASONBRUCE.COM

JOB NO :  
SJ1218  
DRAWN BY :  
MEM  
ISSUE DATE :  
TBD

REVISIONS 



SHEET NUMBER  
E1.1





Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

---

To: City of Whitewater Plan and Architectural Review Commission  
From: Latisha Birkeland, Neighborhood Services Manager / City Planner  
Date: June 29, 2012  
Re: Requested Conditional Use Permit for a “Class B Beer and Liquor License” for LIPIS, INC. d/b/a Jessica’s Restaurant, Ilmi Shabani, Agent, to serve beer and liquor by the bottle or glass, and to expand the license to the sidewalk café area located south of the building at 140 W. Main St.

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#### **Summary of Request**

**Requested Approvals:** The applicant, Ilmi Shabani, is requesting a conditional use permit (CUP) for a “Class B Beer and Liquor License” to serve beer and liquor by the bottle or glass.

**Location:** 140 W. Main Street

**Current Land Use:** Restaurant and banquet room

**Proposed Use:** To serve beer and liquor by the bottle or glass in the banquet room and the restaurant

**Current Zoning:** B-2 Central Business District

**Proposed Zoning:** (no change proposed)

**Comprehensive Plan’s Future Land Use Designation:** Central Business

**Surrounding Zoning and Land Use:**

Zoning

Surrounded by B-2

Current Land Use

Business use on 1<sup>st</sup> floor and residential on 2<sup>nd</sup> floor

**Summary of Request**

On September 13<sup>th</sup>, 2010, the Plan Commission approved plans to expand Jessica’s Restaurant into the adjacent building at 138 W. Main to add four upper floor residential units and one first floor ADA accessible unit, and to make exterior alterations to both the 138 and 140 buildings.

On December 10<sup>th</sup>, 2010 the Plan Commission approved a CUP and recommended to Council to approve a “Class B” Beer and a “Class C” wine license.

Mr. Shabani has applied for a conditional use permit for a “Class B Beer and Liquor License” to serve beer and liquor by the bottle or glass to serve the needs of his customers. If approved, the banquet facility will include a service bar on wheels. Having a movable service bar will allow for the rearrangement of the banquet area to suit the needs of each event.

In the future, a permanent bar will be installed in the restaurant area. There will be no stools or chairs at this bar.

There are no proposed changes to the hours, menu, signage, staffing, etc.

### **Recommendation on Conditional Use Permit**

As of 4:30 p.m. on 7/3/2012, staff did not receive any public comments.

I recommend that the Plan and Architectural Review Commission approve the conditional use permit for Jessica's Restaurant, located at 138-140 W. Main Street, "Class B Beer and Liquor License" to serve beer and liquor by the bottle or glass subject to the following conditions:

1. The conditional use permit shall run with the applicant and not the land. Any change in ownership will require approval of a conditional use permit for the new owner/operator from the Plan Commission.
2. The applicant shall obtain any permits necessary and work with the Building Inspector.

If the CUP application is approved by the Plan Commission, Mr. Shabani would need approval for a "Class B Beer and Liquor License" from the Alcohol Licensing Committee and the Common Council.

### **Analysis of Proposed Project**

Standard	Evaluation	Comments
<b>Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)</b>		
The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of other property.	Yes	Jessica's will remain a family restaurant and therefore will not create a nuisance for the neighboring uses.
Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	Existing use. Everything has been provided prior to this application.
The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance [or through a variance].	Yes	There shall be no minimum required ordinance design and dimensional standards or setbacks within the B-2 district. Because of the lack of predefined ordinance development standards, all proposed construction and remodeling activities requiring a zoning permit shall require the review and approval of the Plan and Architectural Review Commission. All uses are exempted from parking requirements of Section 19.51.130 except if off-street parking is specifically required for a particular conditional use under Section 19.30.030. Parking is not required for this use.

Standard	Evaluation	Comments
The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Yes	The Comprehensive Plan identifies the site as appropriate for “Central Business” uses. This would include pedestrian-orientated uses, which includes restaurants.
The conditional use and structures are consistent with sound planning and zoning principles.	Met	Project is consistent with the purpose, character and intent of the future land use classification and zoning district.



Neighborhood Services Department  
*Planning, Zoning, Code Enforcement, GIS  
and Building Inspections*

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

---

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 9<sup>th</sup> day of July 2012 at 6:00 p.m. to hold a public hearing for consideration of an amendment to the Conditional Use Permit for a "Class B Beer and Liquor License" for LIPIS, INC. d/b/a Jessica's Restaurant, Ilmi Shabani, Agent to serve beer and liquor by the bottle or glass, and to expand the license to the sidewalk café area located south of the building at 140 W. Main Street.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

Latisha Birkeland, Neighborhood Services Manager/City Planner



RODERICK O DALEE  
MARY M DALEE  
269 N. FRANKLIN ST  
WHITEWATER WI, 53190

R&B BRASS RAIL CORP  
130 W. MAIN ST  
WHITEWATER WI, 53190

CBP PROPERTIES LLC  
PO BOX 528  
WHITEWATER WI, 53190

WATSON & SCHARINE  
136 W MAIN ST  
WHITEWATER WI, 53190

KETTERHAGEN LIVING TRUST  
1631 PEARSON CT  
WHITEWATER WI, 53190

ILMI SHABANI  
ANIFE SHABANI  
140 W MAIN ST  
WHITEWATER WI, 53190

MIKNN, LLC  
C/O AROPA DESIGNS  
144 W MAIN ST  
WHITEWATER WI, 53190

WOKES LLC  
146 W MAIN ST  
WHITEWATER WI, 53190

JOSE J BARAJAS  
JUANA BARAJAS  
409 BUCKINGHAM BLVD  
WHITEWATER WI, 53190

MARY E KETTERHAGEN  
KETTERHAGEN LIVING TRUST  
1631 PEARSON CT  
WHITEWATER WI, 53190

~~KETTERHAGEN LIVING TRUST  
1631 PEARSON CT  
WHITEWATER WI, 53190~~

~~KETTERHAGEN LIVING TRUST  
1631 PEARSON COURT  
WHITEWATER WI, 53190~~

~~KETTERHAGEN LIVING TRUST  
1631 PEARSON CT  
WHITEWATER WI, 53190~~

~~CITY OF WHITEWATER  
WHITEWATER WI, 53190~~

LAND & WATER INVESTMENTS LLC  
503 CENTER ST  
LAKE GENEVA WI, 53147

FIRST & MAIN OF WHITEWATER LLC  
599 S FRANKLIN ST  
WHITEWATER WI, 53190

HICKS SURVIVORS TRUST  
N7934 HWY 89  
WHITEWATER WI, 53190

KJN DEVELOPMENT LLC  
W316S2920 ROBERTS RD  
WAUKESHA WI, 53188

~~CITY OF WHITEWATER  
CITY HALL  
WHITEWATER WI, 53190~~

DLK ENTERPRISES INC  
P. O. BOX 239  
WHITEWATER WI, 53190

141 W MAIN STREET BUILDING LLC  
N1103 PECHOUS LN  
WHITEWATER WI, 53190-5500

TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS RD  
DOUSMAN WI, 53118

RUSSELL R WALTON  
KIM A WALTON  
1005 W MAIN ST  
SUITE C  
WHITEWATER WI, 53190

LAKEVIEW CENTER, LLC  
147 W. MAIN ST  
WHITEWATER WI, 53190

AUREL BEZAT  
DANIELA BEZAT  
149 W. MAIN ST  
WHITEWATER WI, 53190-0300

~~TRIPLE J PROPERTIES LLC  
543 A J ALLEN CIRCLE  
WALES WI, 53183~~

~~TRIPLE J PROPERTIES LLC  
543 A J ALLEN CIRCLE  
WALES WI, 53183~~

TRIPLE J PROPERTIES LLC  
543 AJ ALLEN CIRCLE  
WALES WI, 53183

BULLDOG INVESTMENTS LLC  
N6927 GREENLEAF COURT  
ELKHORN WI, 53121

WALTON DISTRIBUTING LLC  
1005 WEST MAIN ST  
WHITEWATER WI, 53190

WALTON DISTRIBUTING LLC  
1005 WEST MAIN ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
P. O. BOX 178  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
312 W. WHITEWATER ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
WHITEWATER WI, 53190

CC PROPERTY DEVELOPMENT LLC  
111 W WHITEWATER ST  
WHITEWATER WI, 53190

CC PROPERTY DEVELOPMENT LLC  
111 W WHITEWATER ST  
WHITEWATER WI, 53190

CC PROPERTY DEVELOPMENT LLC  
111 W WHITEWATER ST  
WHITEWATER WI, 53190

CC PROPERTY DEVELOPMENT LLC  
111 W WHITEWATER ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
WHITEWATER WI, 53190

W JOSEPH KETTERHAGEN, JR  
117 N. FIRST ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
312 W WHITEWATER  
P.O. BOX 178  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
312 W. WHITEWATER ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
MUNICIPAL BUILDING  
WHITEWATER WI, 53190

R&B BRASS RAIL CORP  
130 W. MAIN ST.  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
312 W. WHITEWATER ST  
WHITEWATER WI, 53190

DONNA JOANNE HENRY  
347 S. JANESVILLE ST  
WHITEWATER WI, 53190

CITY OF WHITEWATER  
CITY HALL  
WHITEWATER WI, 53190

LAKELAND PROPERTY MANAGEMENT  
W312 S9003 MOCCASIN TRAIL  
MUKWONAGO WI, 53149

STATE OF WISCONSIN  
DEPT OF TRANSPORTATION  
MADISON WI, 53702



Neighborhood Services Department  
Planning, Zoning, GIS, Code Enforcement  
and Building Inspections

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
(262) 473-0143

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## CONDITIONAL USE PERMIT APPLICATION

Address of Property: 140 W. Main St. Whitewater WI 53190

Owner's Name: Ilmi Shabani

Applicant's Name: Ilmi Shabani

Mailing Address: 140 W. Main St. Whitewater WI 53190

Phone #: 262-473-9890 Email: urim54@hotmail.com

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): \_\_\_\_\_

### Existing and Proposed Uses:

Current Use of Property: Restaurant with Beer and Wine License

Zoning District: \_\_\_\_\_

Proposed Use: Restaurant w/ Class B

**NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.**

### Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

## APPLICATION REQUIREMENTS

**THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:**

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions. ✓
3. All buildings and structures: location, height, materials and building elevations.
4. ~~Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.~~
5. ~~Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.~~
6. ~~Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.~~
7. ~~Access: pedestrian, vehicular, service. Points of ingress and egress.~~
8. ~~Loading: location, dimensions, number of spaces, internal circulation.~~
9. ~~Landscaping: including location, size and type of all proposed planting materials.~~
10. Floor plans: of all proposed buildings and structures, including square footage. ✓
11. ~~Signage: location, height, dimensions, color, materials, lighting and copy area.~~ *no changes*
12. ~~Grading /drainage plan of the proposed site.~~
13. ~~Waste disposal facilities: storage facilities for the storage of trash and waste materials.~~
14. ~~Outdoor storage, where permitted in the district: type, location, height of screening devices.~~


**\*\*Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy** (include color where possible) site plan copies, drawn to scale and dimensioned.

## STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	<del>no</del> Yes
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	already provided
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	Yes
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	Yes

\*\*Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: 

Date: 5-29-12

Printed: Ilmi Shabahi

**TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT**

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. **\$100.00 fee** filed on 6-6-12. Received by: fw Receipt #: 6.009890
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 7-5-12.
- 3) Notices of the Public Hearing mailed to property owners on 6-27-12.
- 4) Plan Commission holds the PUBLIC HEARING on 7-9-12. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

**ACTION TAKEN:**

Condition Use Permit: Granted \_\_\_\_\_ Not Granted \_\_\_\_\_ By the Plan and Architectural Review Commission

**CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:**

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\_\_\_\_\_  
Signature of Plan Commission Chairperson

\_\_\_\_\_  
Date

**Tips for Minimizing Your Development Review Costs: A Guide for**



## **Applicants**

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals to understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

### **Meet with Neighborhoods Services Department before submitting an application**

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Manager / City Planner. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

### **Submit a complete and thorough application**

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

### **For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans**

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

## **For simpler projects, submit thorough, legible, and accurate plans**

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and consultants still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements.
7. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

## **Submit your application well in advance of the Plan and Architectural Review Commission meeting**

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's consultant staff and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

## **For more complex projects, submit your project for conceptual review**

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and/or planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Manager/ City Planner to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally

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submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

## **Hold a neighborhood meeting for larger and potentially more controversial Projects**

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the Neighborhood Services Manager / City Planner of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

## **Typical City Planning Consultant Development Review Costs**

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking the general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.

Type of Development Review Being Requested	Planning Consultant Review Cost Range
<b>Minor Site/Building Plan</b> (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
<b>Major Site/Building Plan</b> (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
<b>Conditional Use Permit with no Site Plan Review</b> (e.g., home occupation, sale of liquor request, substitution of use in existing building)	Up to \$600
<b>Rezoning</b>	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
<b>Land Division</b>	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
<b>Annexation</b>	\$200 to \$400

**\*\*Note:** The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.

# Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

## Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Name of Applicant: Ilmi SHABANI

Applicant's Mailing Address: 140 W. MAIN ST  
WHITWATER WI 53190

Applicant's Phone Number: 262-473-9890

Applicant's Email Address: \_\_\_\_\_

Project Information:

Name/Description of Development: \_\_\_\_\_

Address of Development Site: \_\_\_\_\_

Tax Key Number(s) of Site: \_\_\_\_\_

Property Owner Information (if different from applicant):  
Name of Property Owner: Ilmi SHABANI

Property Owner's Mailing Address: 222 CAREVIEW DR  
WHITWATER WI 53190

## Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the Neighborhood Services Department -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ 100.00
- B. Expected Planning Consultant Review Cost .....\$ 600.00
- C. Total Cost Expected of Applicant (A+B) .....\$ 700.00
- D. 25% of Total Cost, Due at Time of Application.....\$ n/a
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No (No)

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

## Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.



Signature of Applicant/Petitioner

Ichi Shabaki

Printed Name of Applicant/Petitioner

5-29-12

Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

To whom it may Concern,

I am applying for a full liquor license through the City of Whitewater. Previously we had been more associated with our breakfast menu and homemade soups, however since our purchase of the building next door and the completion of our remodel, consumers have been enjoying many dinners out and our banquet facility for their private family gatherings. We have had an overwhelming amount of request for alcohol related drinks that can only be serving with a full liquor license. Since we are currently limited to a beer and wine license we've been overlooked on several occasions for dinner outings and gatherings in our banquet room. We are respectfully requesting the City of Whitewater to allow us at Jessica's to purchase and obtain a full liquor license. We are a thriving business in downtown and would like to continue to grow and fulfill the needs of our community and residents.

Thank you,

A handwritten signature in black ink, appearing to be "Mr. [illegible]", written in a cursive style.















